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Main Street, Clifton Upon Dunsmore
Offers in the region of £185,000

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ESTATE AGENTS

Main Street, Clifton Upon Dunsmore, Rugby

Welcome to this charming ground floor apartment located in the sought-after village of Clifton Upon Dunsmore, Rugby. This modern property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home. As you enter the apartment, you will find a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that you can enjoy the comforts of modern living. The apartment is equipped with gas central heating, ensuring warmth and comfort throughout the year.

One of the standout features of this apartment is the off-road parking available, a rare find in such a desirable location. This added convenience allows for easy access and peace of mind.

Situated in the picturesque village of Clifton Upon Dunsmore, you will benefit from a tranquil environment while still being within reach of local amenities and transport links. This property presents an excellent opportunity for those looking to enjoy village life with the conveniences of modern living.

In summary, this delightful two-bedroom ground floor apartment is a perfect blend of comfort, convenience, and charm, making it a must-see for anyone looking to settle in this lovely area.

Communal Entrance Hall

Stairs to other floors, key fob entry and tiled flooring. At communal entrance is post boxes and box containing optic fibre broadband.

Private Entrance Hallway

Doors to all rooms, radiator and storage cupboard.

Lounge 18'8" x 13'8" (5.69m x 4.19m)

Double glazed window to front and side overlooking communal gardens, feature fireplace with electric fire, radiator and door kitchen.

Modern Kitchen 8'5" x 7'5" (2.58 x 2.27)

Having a range of modern base, drawer and wall units with worktops over, one a half bowl sink with drainer, integral gas hob with overhead extractor, integral oven and double glazed window to front.



Utility Room 7'5" x 4'10" (2.27 x 1.49)

Having a range of modern base and wall units with worktops over, sink with drainer, wall mounted Worcester Bosch boiler, space for freestanding fridge/freezer and plumbing and space for washing machine.

Bedroom One 12'5" x 10'9" (3.81m x 3.28m)

Double glazed window, radiator and fitted wardrobes.

Bedroom Two 12'9" x 10'9" (3.91 x 3.28m)

Double glazed window, radiator and fitted wardrobes.

Modern Walk in Wet Room

Having a modern suite with low level wc, wash hand basin, tiled throughout, walk in rainfall shower wet room, no slip flooring and two double glazed windows and heated towel rail.

Communal Gardens

Communal gardens throughout and communal bin area.

Communal Parking Area

Parking bays available on a first come first serve basis where each Flat is allocated one parking permit

Leasehold Details

120 years left on the lease. Service Charge £126.2399 per month and Ground Rent £100.00 p.a.

The service charge includes buildings insurance, emptying of communal bin area on a weekly basis, upkeep of communal gardens and parking area, internal communal areas are cleaned on a fortnightly basis and maintenance of all internal and external communal lighting.

About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.



Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR

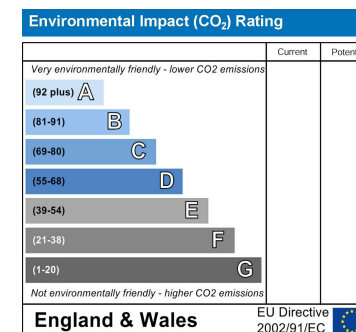
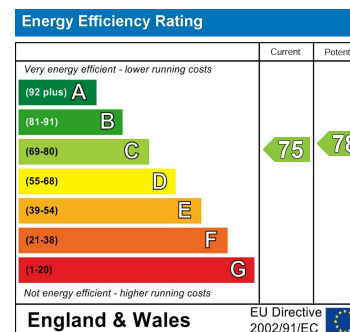
Council Tax Band



GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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18 Church Street, Rugby, Warwickshire, CV21 3PU
T: 01788 550 800
sales@complete247.co.uk
www.complete247.co.uk

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