

## 19 Stanier Court Charles Warren Close Railway Terrace, Rugby, CV21 2XQ

This stylish, first floor, one bedroom apartment enjoys a central location next to the town centre and railway station, making it ideal for commuters, and offering a range of shops and amenities just a short stroll away.

Offered for sale with NO ONWARD CHAIN, the property benefits from off road parking with permit provided by management company, double glazing, gas central heating, and a secure intercom entry system.

The apartment comprises of a spacious entrance hall, open plan lounge/diner/kitchen with feature Juliet balcony, a good sized double bedroom, and a modern bathroom.

There are approx 120 years left remaining on the leasehold, with annual service charges of £1040 (£86 per month) and ground rent of £200 per annum.

Viewing is highly recommended.

**Guide price £120,000**

# 19 Stanier Court Charles Warren Close

Railway Terrace, Rugby, CV21 2XQ



- One Bedroom, First Floor Apartment
- No Onward Chain
- Central Rugby Location
- Off Road Parking with permit provided by management company
- Open Plan Lounge/Diner & Fitted Kitchen
- Feature Juliet Balcony
- 120 Year Lease Remaining
- Separate Bathroom
- Ideal For Commuters/First Time Buyers & Investors
- Secure Intercom Entry System

## Entrance Hall

## Lounge/Diner/Kitchen

23'4" x 12'2" (7.12 x 3.71)

## Bedroom

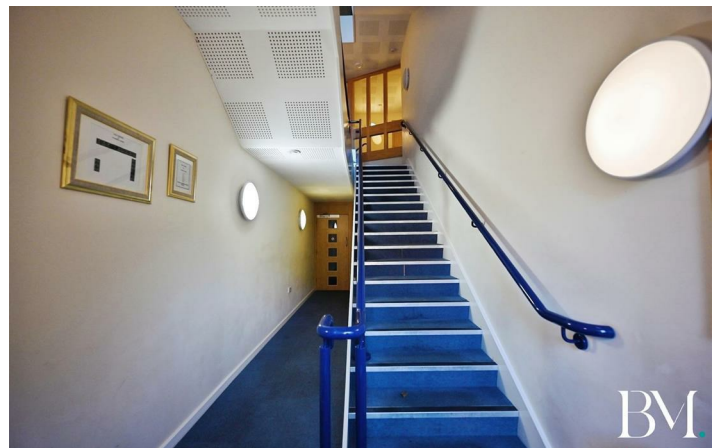
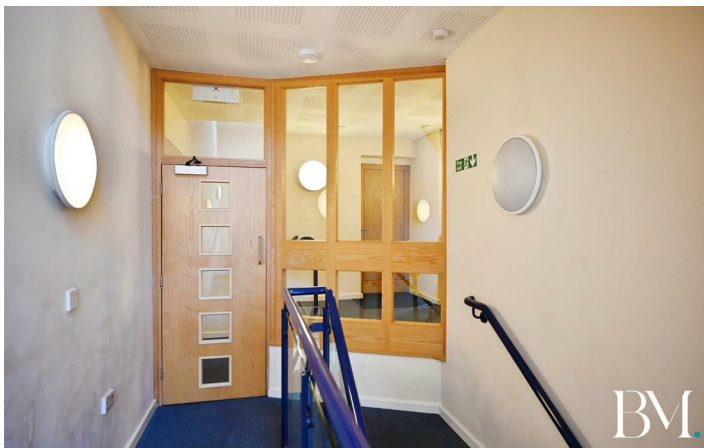
11'7" x 11'1" (3.55 x 3.40)

## Bathroom

7'3" x 6'4" (2.21 x 1.95)

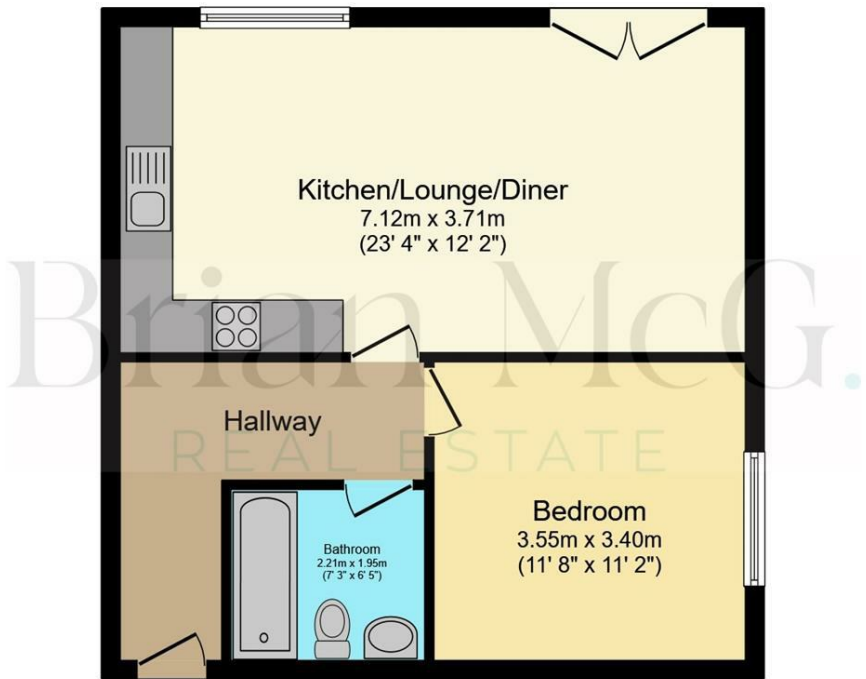


[Directions](#)





Floor Plan



Floor Plan  
Floor area 51.3 m<sup>2</sup> (553 sq.ft.)

TOTAL: 51.3 m<sup>2</sup> (553 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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