



CHAROLAIS
GARDENS
RUGBY

The evolution of Rugby living continues with a
landmark development. Your new home awaits...

WELCOME TO CHAROLAIS GARDENS...

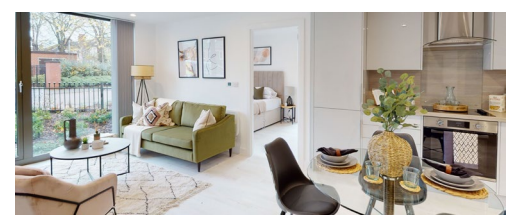
Charolais Gardens, Rugby, is a new collection of 360 one and two bedroom rental apartments laid out over four buildings which overlook a newly created landscaped open space. It has been designed and built to give an atmosphere of calm and tranquility, benefitting the local neighbourhood and community, while also creating new habitats for wildlife.

The site was the location of the historic cattle market and its transformation into a unique rental residential space is an example of the growth and regeneration of Rugby town and the neighbouring countryside.

The development is just a stone's throw from Rugby mainline station and around half a mile from the town centre. Adjacent, a Tesco Express provides daily conveniences, while a more comprehensive selection of local shops, national chain stores and supermarkets can be found in the town centre along with a range of culturally diverse restaurants, cafés and pubs. Within 5 minutes' drive is the new Elliot's Fields shopping park with an enticing collection of retail stores.

With the proximity of the station and having a Midlands location, Charolais Gardens is ideally located for commuting to both North and South. Fast and frequent services reach London Euston in approximately 50 minutes and Birmingham in 35 minutes, with wider access to the North East and Scotland. The M1 and M6 motorways nearby allow easy access to the rest of the UK. Birmingham and London airports are all easily accessible, most within an hour.





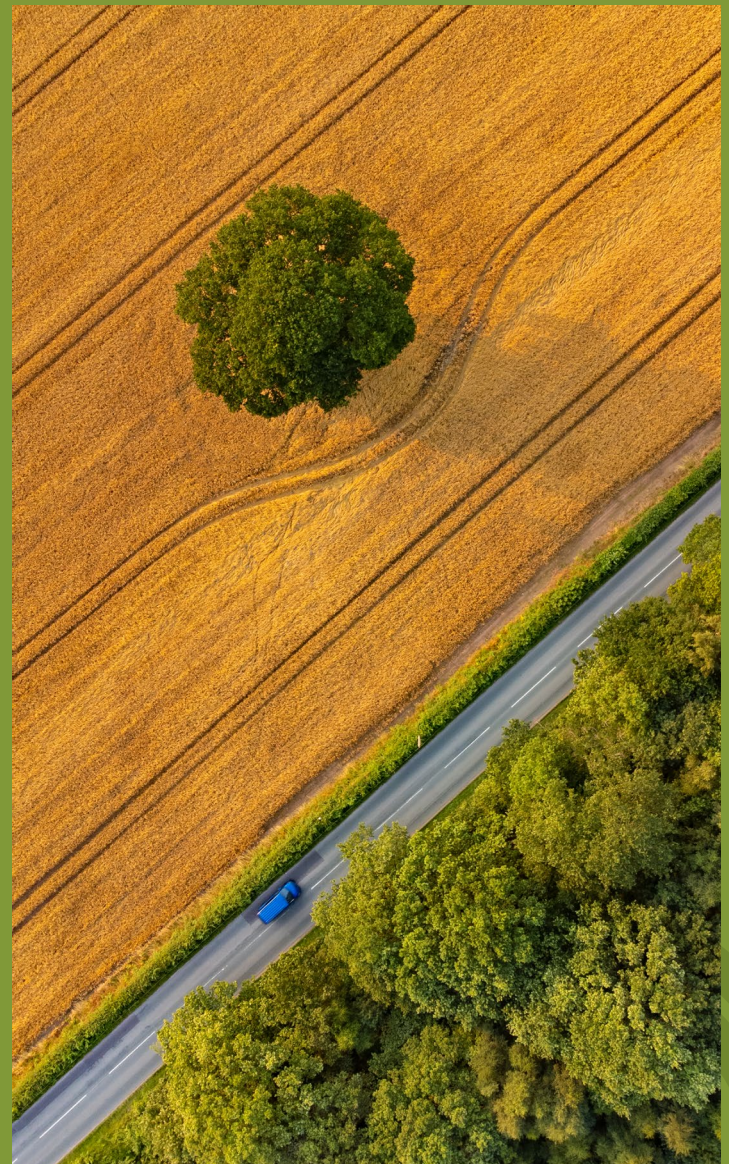
IN AND AROUND RUGBY WARWICKSHIRE SO MUCH MORE THAN A COUPLE OF WILLIAMS

RUGBY TOWN

The historic significance of Rugby and its school (founded in 1567) is, of course, synonymous with the sport of rugby football instigated by rebellious pupil William Webb Ellis. Warwickshire also boasts the birthplace of William Shakespeare in nearby Stratford-upon-Avon, but there is much more to this town and county, rich with the rolling English countryside and its heritage, as well as investment in new shopping and transport hubs, cultural and outdoor pursuits.

ON YOUR DOORSTEP

The culture scene in Rugby town itself is served by hotspots including *Inside the 22*, the local jazz bar, Rugby Art Gallery and Museum and Rugby Theatre. There is an array of gastropubs, coffee and speciality shops in and around the town centre. Caldecott Park is a beautifully manicured public park with playground and tennis courts. Nearby Draycote Water offers water sports, wildlife walks and an excellent café. Further into Warwickshire are many picturesque and historical towns and buildings that have literary connections.





**Sailing at
Draycote Water**
(15 minutes drive away)

Rugby Town Centre
(the old part)

Inside the 22
Jazz Bar & Coffee

Elliott's Field
Shopping Park





CRAVEN ROAD

GAVEL DRIVE

TESCO

RAIL STATION



1. Rugby Railway Station
2. Health & Wellbeing Centre
3. Caldecott Park
4. Rugby Art Gallery & Museum
5. Clifton Golf Course
6. Tesco Superstore
7. Elliott's Fields Shopping Park
8. Swift Valley Country Park

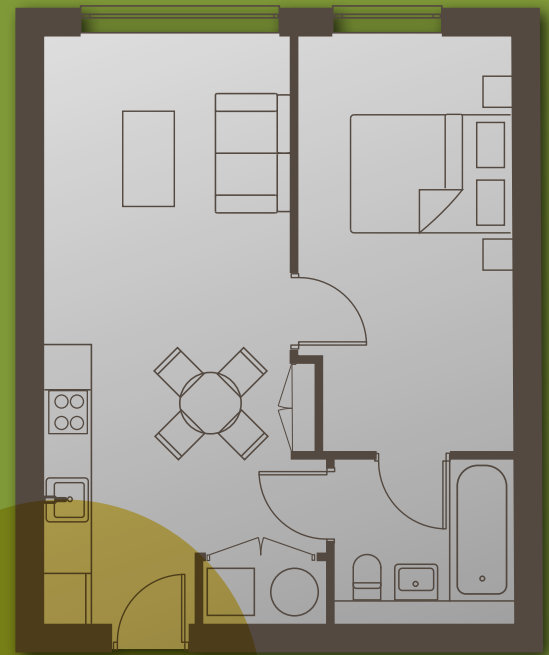


SAMPLE APARTMENTS

TWO BED



ONE BED



SPECIFICATION

GENERAL

Karndean plank laminate flooring throughout the apartments
High speed internet & Saturation Wifi Coverage
Pendant light in bedrooms and downlighter lighting in living areas
White skirting
Ample electric sockets
Schindler lifts

KITCHEN

Integrated Howdens kitchens
Durable worktop
Stainless steel sink
Mixer taps
Four ring hob
Fan oven
Stainless steel cooker hood
Splashback
Integrated dishwasher
Washer/dryer
Integrated fridge freeze

BATHROOMS AND EN SUITE

Bath with thermostatic mixer shower
Showers in two bedroom apartments
Tiled bathroom floors
Chrome heated electric towel rail
Integrated sink vanity unit with separate mirror
Full height tiling around the shower and bath

DECORATION

Dulux taupe walls
White ceilings
Veneer front and painted internal doors

SECURITY AND ACCESS

Solid core secure front doors with NSP Security
Hotel style door locking system for continued security accessible from fob and mobile phone
CCTV around the building and in the foyers
Parcel drop room and boxes for tenants post

SUSTAINABILITY

All apartments have an appropriate EPC rating
Proportion of Electric Car Charging Points
Electricity green energy supplier



FACILITIES & FEATURES AT CHAROLAIS GARDENS



ZERO
DEPOSIT



FLEXIBLE LEASE



NO FEES



IN-HOUSE
MAINTENANCE TEAM



WORK FROM
HOME AREA*



WIFI
INCLUDED



MOBILE PHONE
ENTRY



RESIDENTS'
PORTAL



RESIDENTS'
LOUNGE*



BICYCLE
STORAGE



CAR
PARKING



PET
FRIENDLY



24HR
CONCIERGE*



RECEPTION WITH
PARCEL COLLECTION*



GYM*



LANDSCAPED
GARDENS

*Available from 2023

NURTURING A SENSE OF COMMUNITY

At Cording Residential we select well poised locations for purchase to construct apartments for the private rental sector, often transforming and regenerating the surrounding area and creating a new community or hub.

By choosing to rent one of our apartments, you will be joining us in our journey as a resident, who will benefit from our on-site comprehensive management service that aspires to provide a high standard of resident services and promote wellbeing.

Our new and refurbished buildings are built to meet the requirements of modern day living and are competitively priced to include wi-fi and gym, all contributing to providing better value for money. Locations also enjoy excellent transport connectivity and amenities that help to promote healthy lifestyles and commuting opportunities.





WALKING THE WALK
A CULTURE OF
APPRECIATION AND
ACCEPTANCE IS
NURTURED IN OUR
BUILDINGS, FROM
CLEANERS AND
CONCIERGE TO
MAINTENANCE AND
MANAGEMENT



PROMOTING YOUR WELLBEING AND THE ENVIRONMENT

We like to bring environmentally beneficial values to our buildings in a way that will also promote community and wellbeing. As such, we have special features that include our rooftop beehives at all Cording Residential locations, where viable, and harvest honey that will be available to buy on site. We are pet friendly, install bat boxes and embrace innovative, planet-conscious methods to help maintain the upkeep of the buildings. Our gardens and green spaces are designed to be as verdant and abundant as the urban spaces allow.

Most of our buildings have interior (and some outdoor) gyms, plus we are launching a scheme that subsidises personal trainers to make tailored fitness goals both physically and financially achievable.

Whilst we know that comfort, safety and responsive service management are priorities, we understand that it is the small things that can really make the difference between an adequate or optimum rental experience.



"I FIND BEEKEEPING INCREDIBLY FASCINATING
AND A VERY WORTHY WAY OF SPENDING MY TIME.
I AM EXCITED TO BE INVOLVED WITH THIS PROJECT
AND **LOOK FORWARD** TO MEETING YOU"

**Jay Anderson, Beekeeper for Cording Residential's
rooftop hives and purveyor of honey**

CHAROLAIS GARDENS
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CORDING
RESIDENTIAL

