



Follager Road, Rugby CV21 2HF

welcome to

Follager Road, Rugby

A two bedroom first floor duplex apartment situated in the popular residential area of New Bilton. Call us now to arrange a viewing.

Accommodation

Duplex apartment set over two floors. Entry is on the first floor and living, kitchen, office and cupboard on the second floor. Bedrooms and bathroom are on the first floor.

Study

8' 7" x 6' 9" (2.62m x 2.06m)

Small window overlooking communal garden and window beneath.

Lounge

18' 7" x 13' 9" (5.66m x 4.19m)

Open plan with kitchen, high ceilings, Juliette balcony overlooking allocated parking and laminate floor, Juliette balcony, cupboard for storage over stairs, thermostat on wall by cupboard and small window over stairs.

Kitchen

Window overlooking communal garden, radiator on wall to right of window, stainless steel sink, fitted oven, freestanding fridge and freezer, can be included in sale for a price, storage shelf high up on right of window wall, good size useful for suitcases etc, electric hob, spotlights above. Also having chrome sockets and light switches.

Landing

Having radiator and carpet floor coverings.

Bedroom One

11' 4" x 9' 4" (3.45m x 2.84m)

Double glazed window overlooks communal garden with seating, radiator under window and carpet.

Bedroom Two

11' 9" x 8' 5" (3.58m x 2.57m)

Double glazed window and having two built in

cupboards two with

Bathroom

Having built in work top unit surrounding washing machine, mirrored unit above sink for storage, radiator on left hand wall, WC, sink and shower cubicle, tiled floor with marble effect.

Front

With communal garden.

Parking

Having allocated parking space.





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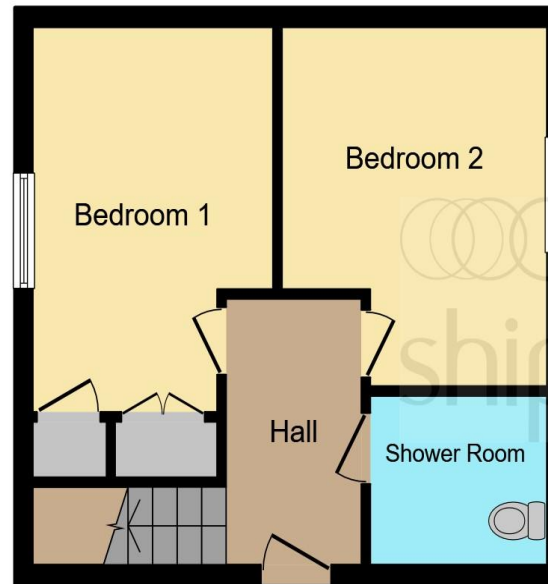
Follager Road, Rugby

- Duplex Apartment
- Two double bedrooms
- High Ceilings
- Office space
- Open plan Kitchen and living room

Tenure: Leasehold EPC Rating: C

guide price

£140,000



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
RGY108000 - 0004

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