



4 Boughton Wharf, Rugby, Warwickshire, CV21 1BF

HOWKINS &
HARRISON

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Guide Price: £170,000

A spacious two bedroom, first floor duplex apartment offered for sale with no onward chain. Benefitting from modern open plan living and being located within easy access to local amenities and Rugby train station, with allocated parking.

Features

- Popular location
- Duplex apartment
- Block of only four
- Open plan living/kitchen/dining room
- Two double bedrooms
- En-suite to main bedroom
- Bathroom
- Electric heating
- Well equipped kitchen
- Close to Rugby Train Station and local amenities
- Allocated parking space
- 134 years remaining of a 150 year lease



Location

Boughton Wharf is a popular residential area of Rugby, just one and a half miles north of the town centre and within walking distance to Rugby train station which offers a frequent high speed train service to London Euston in just under 50 minutes, as well as regular services to Coventry, Birmingham, and the north. Local amenities can be found on Boughton Road, which include a convenience store, public house, medical centre, hairdressers, and take away restaurant. Primary schooling is provided by Boughton Leigh Infants and Junior schools which share a campus, as well as Brownsover Community Infants School, all having an Ofsted rating of 'good'. Further state funded schooling can be found at nearby Rugby town, including boys and girls grammar schools, academies, and Warwickshire College, as well as a number of independent schools. Rugby also offers a wide selection of independent and high street shops, restaurants, and leisure facilities, including Elliot's Field and Junction One retail parks, which are within walking distance of the property. The Oxford Canal and the Swift Valley Nature Reserve are close by and provide lovely waterside walks and picnic sites.

Lease Information

This property is sold on a leasehold basis with a lease of 134 years remaining from a 150 year lease dated 1/11/06. There is an annual service charge of £1775.00 per annum and ground rent is £150 per annum.



Living Accommodation

The property is accessed via a double-glazed entrance door with an intercom system and stairs rising to the apartment. The property opens into a large open plan living/dining/kitchen area with vaulted ceilings and a large floor to ceiling window. The kitchen is fitted with a comprehensive range of modern units with built-in cooking appliances comprising of an electric oven, hob with extractor fan above, a built-in washing machine/dryer and a fridge/freezer. Located to the rear of the property is good size double bedroom and a bathroom comprising of a white suite with wash hand basin, bath with glass shower screen and shower over and WC. There are two large storage cupboards, one being an airing cupboard housing the hot water tank. A staircase rises from the open plan living area to a mezzanine floor, comprising of a large master bedroom with Velux window, eaves storage and an en-suite shower room fitted with an electric shower.

Communal Areas

Access to the apartment building is via a communal front door, which provides access to a communal staircase leading to the first floor, which in turn leads to the apartment's entrance door.

Viewing

Strictly by prior appointment via the selling agents. Contact 01788 564666.

Fixtures and Fittings

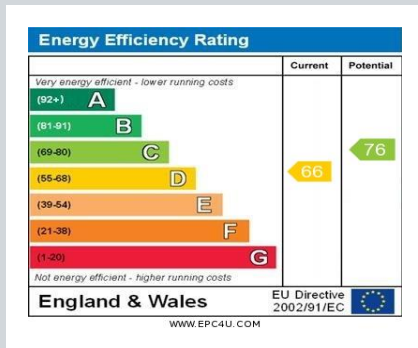
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel: 01788 533533.
Council Tax Band – C.



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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