



Flat 4 Stanier Court, Charles Warren Close, Rugby, Warwickshire, CV21 2XQ

HOWKINS &
HARRISON

Flat 4, Stanier Court,
Charles Warren Close, Rugby,
Warwickshire, CV21 2XQ

Guide Price: £125,000

This two bedroom ground floor apartment with allocated parking is offered to the market with no onward chain. Situated within Rugby town centre and close to local amenities and the train station, ideal for the commuter.

Features

- Town centre location
- Ideal for the commuter, within walking distance to the train station
- Two bedrooms
- Ground floor accommodation
- Open plan living/kitchen/dining room
- Gas central heating
- Allocated parking
- 109 years remaining of a 125 year lease
- No onward chain



Location

The property is located on Charles Warren Close, just off Railway Terrace, which is ideally located within walking distance of Rugby town centre and Rugby railway station. Rugby town has a good selection of high street and independent shops, as well as restaurants, bars, coffee shops and leisure facilities. State funded and independent schooling is available within the town or a short bus journey away, with Lawrence Sheriff and Rugby School both being within walking distance. The property is well positioned for the commuter with easy access to road and rail networks, including M1, M6, M45 and A45. Rugby railway station 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.



Ground Floor Living Accommodation

The apartment is accessed from the communal hallway, with a door opening into the entrance hall which benefits from a fitted double cupboard, providing ample space for cloaks and shoe storage, along with doors to the living accommodation. There is an open plan living/kitchen with the room neatly separated into two distinct spaces, with the kitchen area having tiling to the floor and the living area laid with wood effect laminate. The kitchen comprises of range of cream high gloss base and eyelevel units with complementary worksurfaces and tiling to the splashback areas. Fitted appliances include an electric oven, a four ring gas hob with extractor fan above and space with plumbing for a washing machine. Bedroom one is a double bedroom benefitting from a fitted double wardrobe. Bedroom two is considered a single bedroom. The

bathroom has part tiling to the walls and comprises of a white suite, with a low-level flush WC, pedestal wash hand basin, wall mounted heated towel rail and a panelled bath with a shower over.

Parking

The apartment benefits from having its own allocated parking space, which is numbered.

Lease Information

This property is sold as a leasehold with 109 years remaining of a 125 year lease. There is an annual service charge of £1040 per annum, paid 6 monthly, and ground rent is £200 per annum.

Communal Areas

The apartment building is accessed off Railway Terrace where there is a car park with one allocated parking space. There is a communal door to the front which gives access to the building. The apartment is located on the ground floor, situated along the communal hallway.

Viewing

Strictly by prior appointment via the selling agent
Howkins & Harrison. Contact [Tel:01788-564666](tel:01788-564666).

Fixtures and Fittings

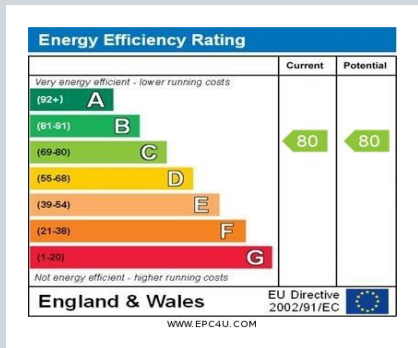
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – A.



Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

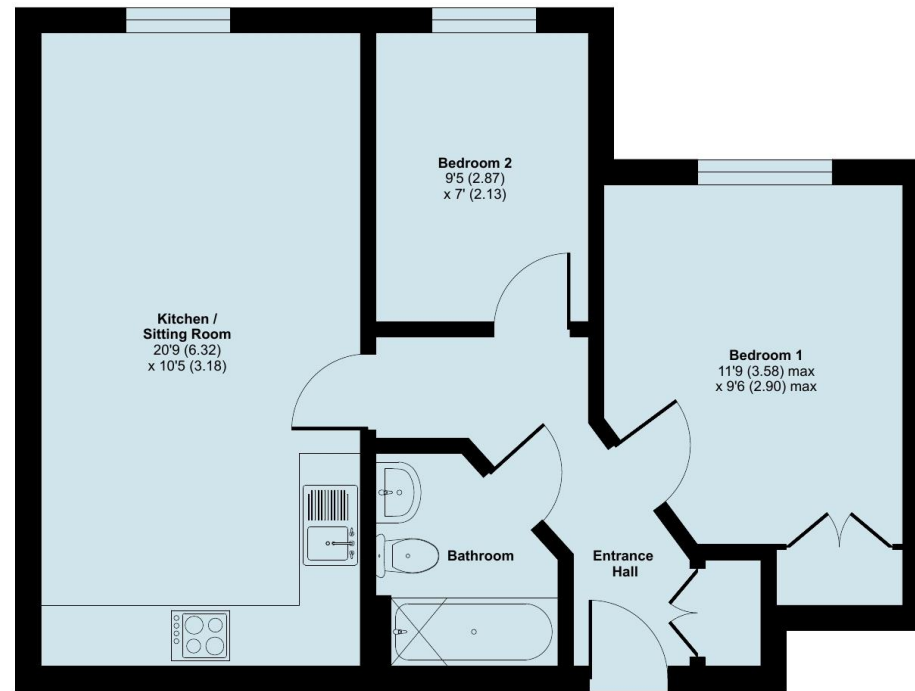
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Charles Warren Close, Rugby, CV21

Approximate Area = 529 sq ft / 49.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Howkins & Harrison. REF: 1070625

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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