



Windsor House, Windsor Court, Rugby, Warwickshire, CV21 3BH

HOWKINS &
HARRISON

Windsor House,
Windsor Court, Rugby,
Warwickshire, CV21 3BH

Guide Price: £225,000

A spacious and well appointed two bedroom town house, set over two floors, located in the heart of Rugby town centre. Constructed in 2006, its traditional exterior and modern interior combine to provide excellent facilities, all within walking distance of Rugby's mainline railway station and the many amenities that Rugby town centre has to offer. The property also offers secure courtyard parking for two vehicles.

Features

- Two bedroom townhouse
- Town centre location
- Master bedroom with en-suite shower room
- Modern bathroom
- Kitchen with granite worktops
- Built-in appliances and Smeg range cooker
- Sash windows
- Covered parking for two cars
- Electronic security gates
- Energy Rating - TBC



Location

The property is ideally located in the heart of Rugby town centre and within walking distance of Rugby Railway Station with its frequent service to London Euston which takes just under 50 minutes. The property is also ideally placed to access all major road networks including the M6, M1, A5 and A45. Elliots Field Retail Park with its wide variety of retail experiences is also located close by, whilst Rugby itself offers shoppers a selection of High Street stores and independent boutiques, bars and restaurants. There is a choice of both junior and senior schooling nearby, including Lawrence Sheriff grammar school and the world renowned Rugby School, both within walking distance.

Rugby Railway Station – approximately 1 miles
Elliots Field – approximately 1.6 miles
M6 Junction 1 – approximately 6 miles



Ground Floor

The entrance hall has stairs rising to the first floor with open storage below and an additional storage cupboard. Doors lead to the living room/dining room which has four sash windows to two aspects. The kitchen has a range of units with granite worktops and integrated appliances including a Smeg range cooker, a five ring electric hob with extractor over, fridge/freezer, washer/dryer, and dishwasher. There is also a separate WC and external door to the rear of the property.

First Floor

On the first floor are two bedrooms, the master having en-suite facilities and a dressing room. There is also a separate shower room.

Outside

The property is located behind electronically controlled security gates and shares a courtyard setting with neighbouring properties. There is allocated covered parking for two vehicles.

Viewing

Strictly by prior appointment via the selling agent
Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

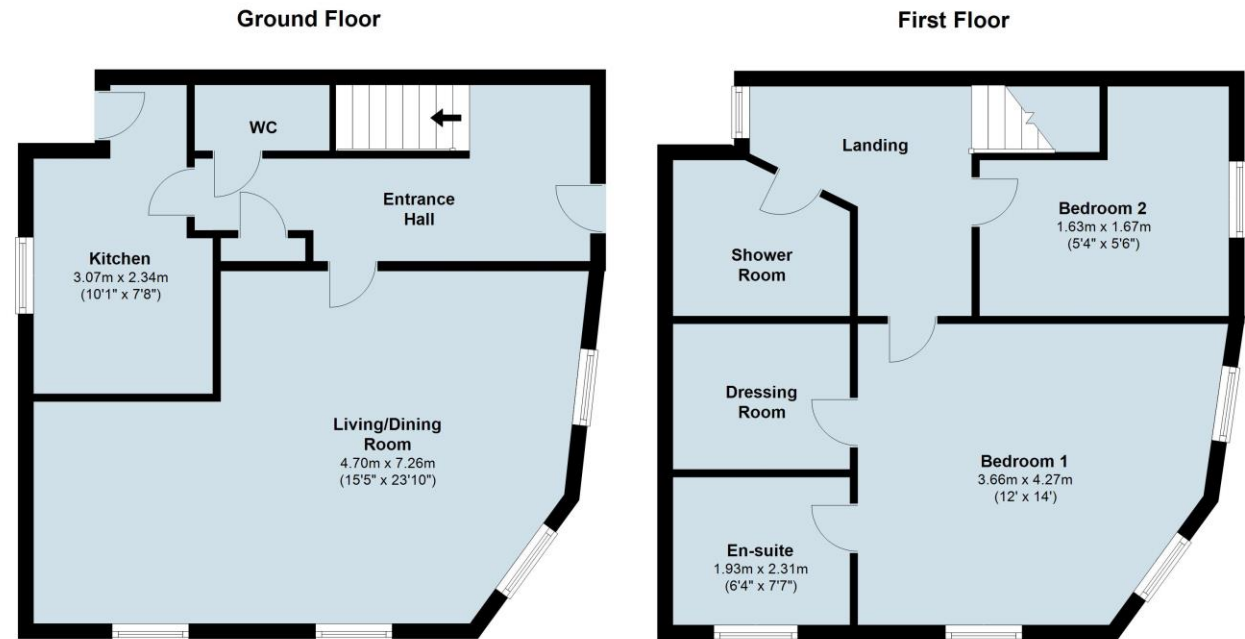
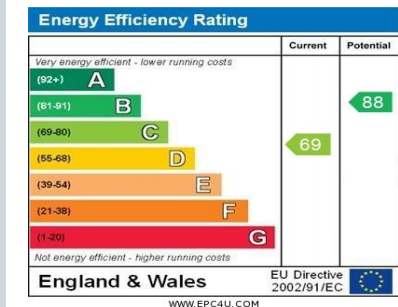
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – D.



Howkins & Harrison

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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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