



Flat 24 Stanier Court, Charles Warren Close, Rugby, Warwickshire, CV21 2QX

HOWKINS &
HARRISON

Flat 24 Stanier Court,
Charles Warren Close, Rugby,
Warwickshire, CV21 2QX

Guide Price: £135,000

This well presented, two bedroom second 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
- Two bedrooms, one with built-in wardrobes
- Open plan living/kitchen/dining room
- UPVC double glazing
- Gas central heating
- Juliet balcony
- No onward chain
- Ideal for the commuter, within walking distance to the train station
- Energy rating B



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.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Lease Information

This property is sold with 108 years remaining on the lease. There is an annual service charge of £1100 per annum and ground rent is £200 per annum.



Accommodation

The apartment is located on the second floor and 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 storage, along with doors leading to the living accommodation. There is an open plan living/kitchen/dining room which neatly separates into two distinct spaces, with the kitchen area having tiling to the floor, whilst the living/dining area is laid with carpet. The kitchen comprises of range of modern eyelevel units incorporating numerous cupboards and drawers, 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 for a fridge/freezer and space with plumbing for a washing machine. There are two bedrooms, with bedroom one being a double bedroom benefitting from a fitted double wardrobe. The bathroom has part tiling to the walls and comprises of a white suite, with a low-level flush WC, pedestal wash hand basin, chrome 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.

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 second floor, situated along the communal hallway.

Viewing

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

Fixtures and Fittings

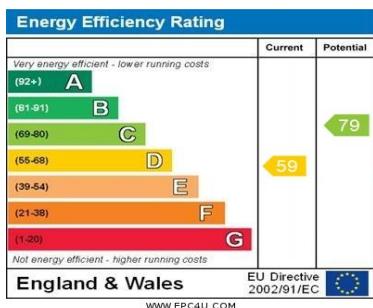
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

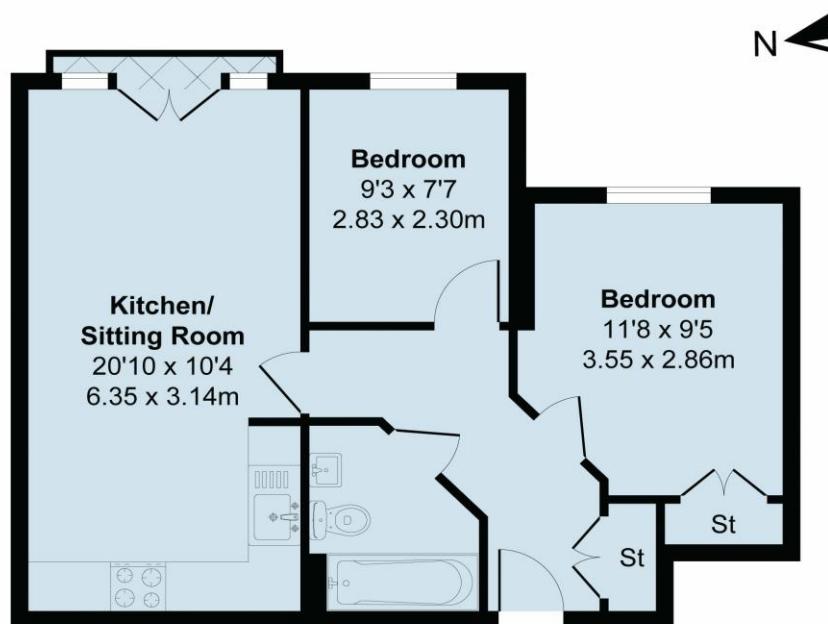
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – A.



Approximate Gross Internal Area 535 sq ft - 50 sq m



Second Floor



PINK PLAN
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Howkins & Harrison

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