



For Sale

30 Kirkistown Close, Rugby

Guide Price £140,000

 **2**

 **2**

 **1**

 **624 sq ft**

Stunning first-floor, two-bedroom flat with allocated parking in the heart of Rugby, minutes away from Rugby Train Station, Elliots Field Retail Park, Oxford Canal Walk and local schools.

First built in 2013, this stunning first-floor, two-bedroom flat with allocated parking and space for visitors has got something for everyone! What I find most attractive about this flat is the fact that it only has neighbours above and below and so the entire space is filled with natural light thanks to the dual aspect design.

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Located in the heart of Rugby with Elliot's Field and Junction One Retail Parks both nearby, Oxford Canal Walk minutes away and Rugby Railway Station, Boughton Leigh Infant School and Boughton Leigh Junior School all within walking distance.

EPC Rating - B

Council Tax Band - B

Tenure - Leasehold - 113 years remaining on the lease with an annual ground rent of £337



 **The Property Experts**

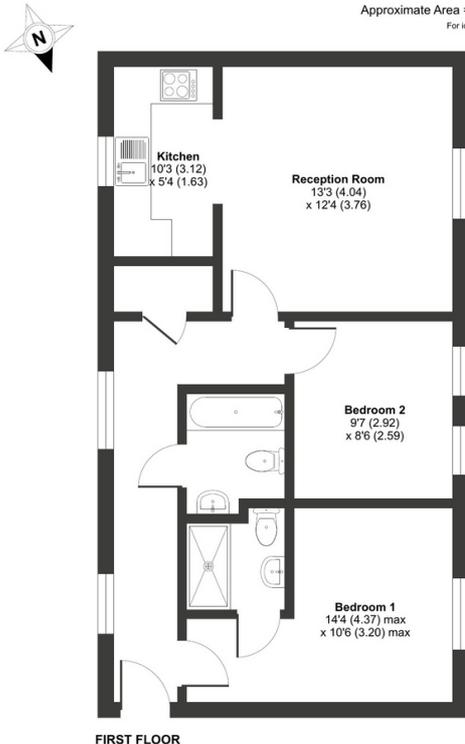
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Kirkistown Close, Rugby, CV21

Approximate Area = 624 sq ft / 58 sq m
For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © ncbroom 2023. Produced for The Property Expert. REF: 974857 The Property Experts

- Modern First-Floor Flat
- Two Large Double Bedrooms
- Open Plan Reception and Kitchen
- Well-Equipped Ensuite
- Allocated Parking
- Excellent Commuter Links
- Schools Within Walking Distance
- EPC Rating - B

