



Connells

Saskia Court Oliver Street
Rugby



Property Description

Located within a prime Rugby Town Centre location, this brilliant 2 bedroom first floor flat is a perfect opportunity for first time buyers! Within just a short distance of the property there are a number of local shops, amenities, restaurants, bars, parks, schools and Rugby Train Station which has direct lines to London and Birmingham. Briefly comprising of entrance hall, kitchen, lounge, two good size bedrooms and family bathroom.



Entrance Hallway

Phone entry system, storage cupboard to side and doors to all rooms.

Lounge / Diner

12' 4" x 15' (3.76m x 4.57m)

Having french doors opening to juliet balcony to side.

Kitchen

8' 3" Maximum x 11' 7" Maximum (2.51m Maximum x 3.53m Maximum)

Comprising of wall and base mounted units and complimentary work surfaces, stainless steel sink and drainer unit and twin windows to side. Space for fridge freezer and washing machine and integrated cooker and cooker hood.

Master Bedroom

17' x 13' (5.18m x 3.96m)

Space for wardrobes and wind to side.

Bedroom Two

16' 10" x 8' 8" (5.13m x 2.64m)

Space for wardrobes and window to rear.

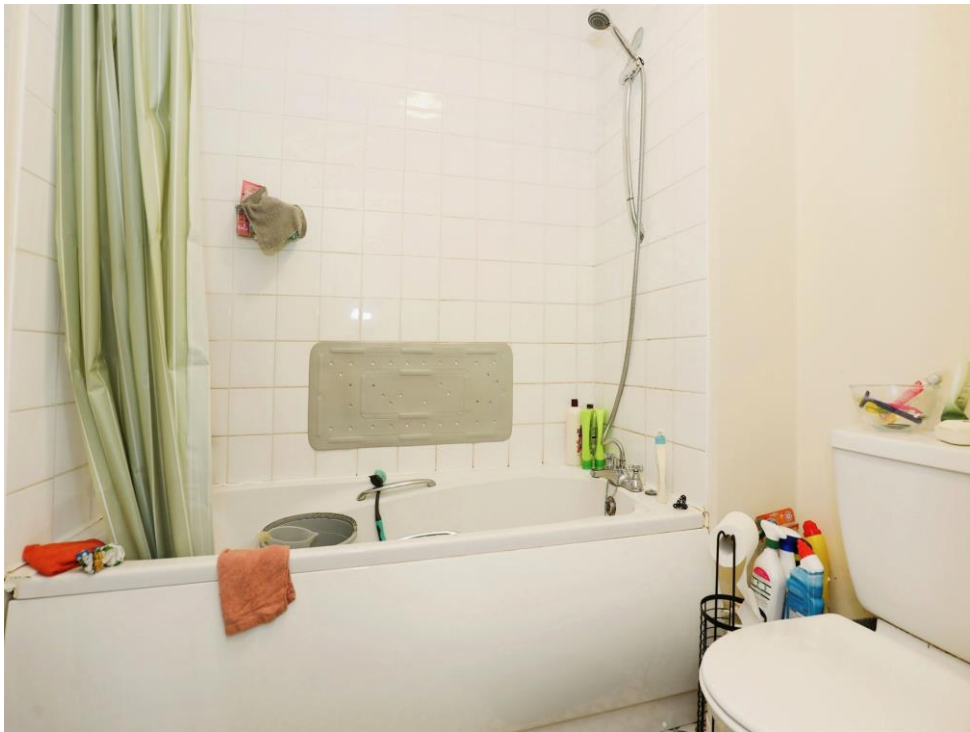
Bathroom

Comprising of low-level WC, pedestal wash handbasin and fitted bath unit with shower over and tiled surround.

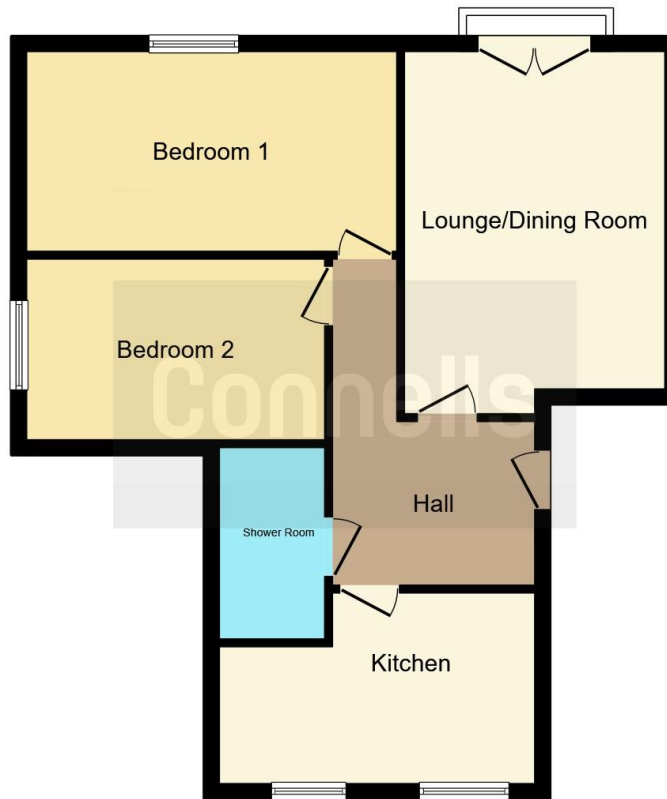
AGENTS NOTES

There has been a treatment plan in place for an evasive species of plant and a certificate of completion has been obtained. Please ask the branch for more details so that you can make further enquiries as required for your own purposes."









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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25 Regent Street
RUGBY CV21 2PE

EPC Rating: C

Tenure: Leasehold

view this property online [connells.co.uk/Property/RBY105676](https://www.connells.co.uk/Property/RBY105676)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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