



**Connells**

Creswell Place  
Cawston Rugby





## Property Description

### Agents Notes

**PUBLIC NOTICE** - 35 Creswell Place, Cawston, Rugby, CV22 7GZ - We have received an offer of £ 110,000.00. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating (C)

**\*\*FIRST TIME BUYER OR INVESTOR OPORTUNITY\*\*** on this fantastic one-bedroom flat located in the sought-after area of Cawston. The property comprises spacious open-plan kitchen/living room, which is perfect for those who enjoy cooking and entertaining, double bedroom and bathroom. The property also benefits from an allocated parking space.

Cawston itself is well served by a range of local shops and amenities, well regarded schooling including Cawston Grange Primary School. Nearby there is a local Co-op, hairdressers, Chinese takeaway and the area itself is not short of dog walks and greenery.

There are also excellent transport links that include regular bus routes, easy access to the M1/M6 and M45 motorway networks, and nearby Rugby train station that operates mainline services to London Euston in 50 minutes. Rugby Town Centre is just 10 minutes away which offers a great selection of High Street and independent shops as well as a wide range of restaurants, bars and coffee shops.



## Kitchen/Diner/Lounge

### Lounge Area

12' 6" x 11' 9" ( 3.81m x 3.58m )

Open plan to kitchen, carpeted, window to rear, Storage cupboard.

### Kitchen & Diner

17' 8" Max x 12' 6" Max ( 5.38m Max x 3.81m Max )

Irregular Shape Room

Open plan, gas hob & electric oven, wall & base units, lino floor.

### Bedroom One

To Front of property, fitted wardrobes, carpeted.

### Bathroom

6' 10" x 6' 4" ( 2.08m x 1.93m )

Bath & shower, w/c & sink, privacy window to rear,

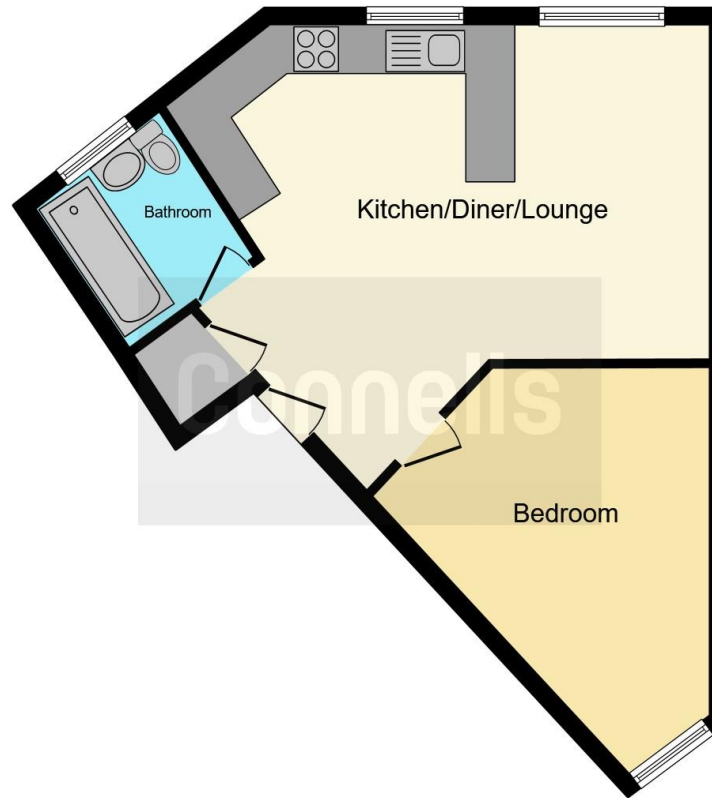












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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

To view this property please contact Connells on

**T 01788 579880**  
**E Rugby@connells.co.uk**

25 Regent Street  
RUGBY CV21 2PE

**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RBY106382](https://www.connells.co.uk/Property/RBY106382)**

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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