



Connells

Kirkistown Close
RUGBY



Property Description

LOVELY TWO BEDROOM FIRST FLOOR APARTMENT

Connells are delighted to offer this modern two bedroom apartment on in a sought after area in Rugby, briefly comprising of entrance hall with fitted storage, bright and spacious lounge with Juliet balcony doors to rear, modern kitchen, two double bedrooms, ensuite to bedroom one, family bathroom, newly fitted blinds, gas central heating throughout and allocated/visitor parking.

Kirkistown close is located in a popular residential area and is a short drive to Rugby town centre which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. The property is also close to great transport links, including the M6, M1 and A14 and is a 10 minute walk to Elliott's Field and Junction One retail parks. The property is also a short drive to Rugby train station which offers a regular services to Birmingham and London Euston in under an hour.

Call us today on 01788 579880 to save your space in our open house for this must see property!

Approach

Communal car park with allocated parking and further visitor parking. Arriving at the main entrance door and up to first floor;

Entrance Hall

The entrance hall features access doors to all rooms and a built in/walk in closet for storage.

Lounge

12' 7" x 13' 4" (3.84m x 4.06m)

Bright and spacious lounge featuring laminate flooring, wall panelling, space for sofa, table, double Juliet doors to rear, radiator and access to kitchen;

Kitchen

10' 1" x 5' 7" (3.07m x 1.70m)

Following on from the lounge, the kitchen features a range of wall and base mounted units, newly fitted wash hand basin and window to rear. Integrated appliances are to include a built in cooker with gas hob. There is also space available for a fridge freezer and washing machine.

Bedroom One

10' 6" x 9' 10" (3.20m x 3.00m)

Good size bedroom with space for wardrobe, radiator and window to front.

En Suite

Accessed via the bedroom one and features a double walk in shower, wash hand basin, low level WC, fan and radiator.

Bedroom Two

12' 2" x 8' 5" (3.71m x 2.57m)

Good size bedroom with space for wardrobe, radiator and window to front.

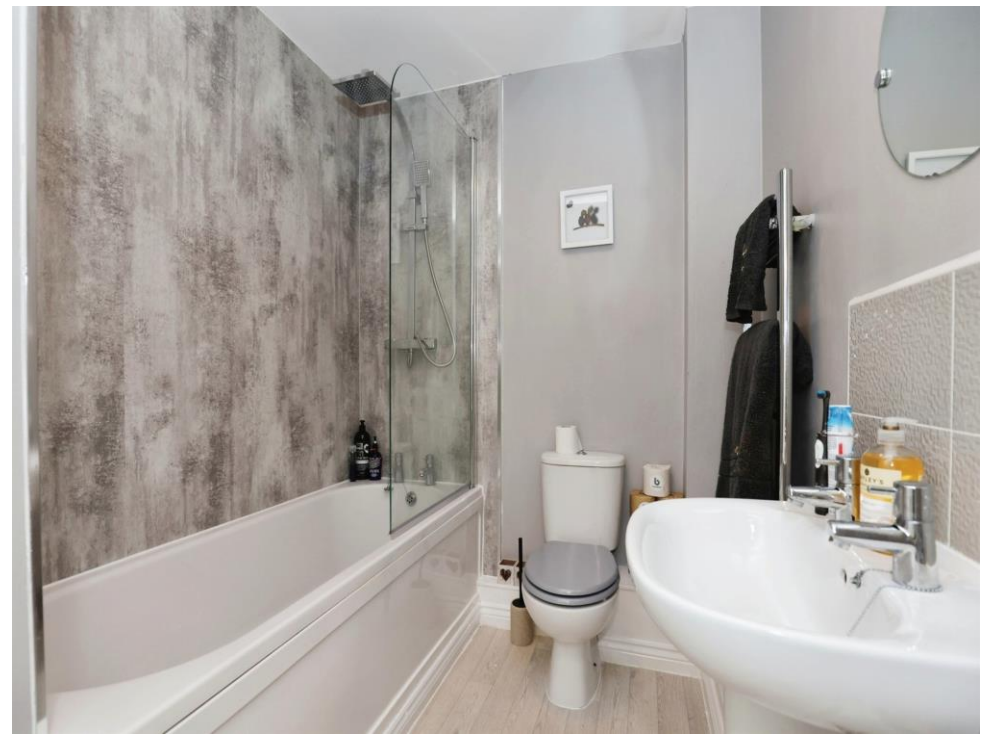
Family Bathroom

Featuring a built in bath, wash hand basin, low level WC and towel rail.

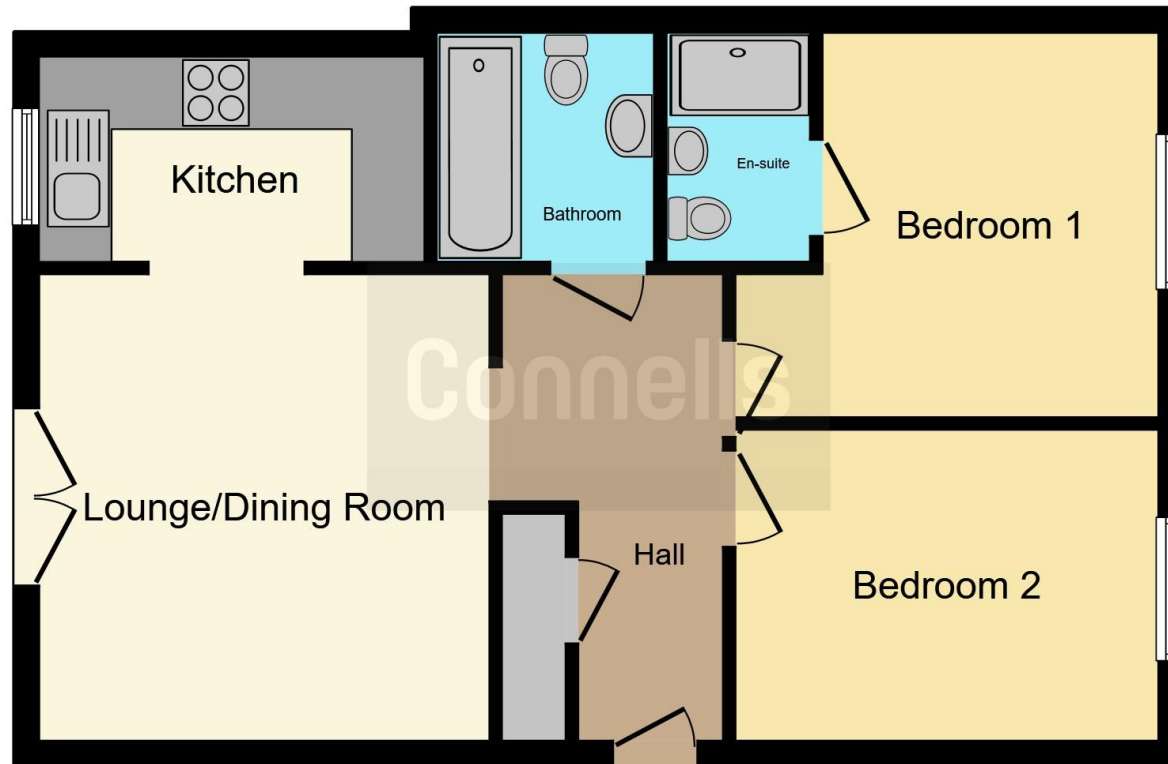
Rear Of Property

The the rear are lovely views and areas for walks.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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25 Regent Street
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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/RBY106672

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Mar 2009. 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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