



Connells

Langtree House Woodside Park
Rugby



Property Description

***Beautifully Presented First Floor Apartment
In A Sought After Location***

Connells are delighted to offer this beautifully presented first floor apartment in a sought after location on Langtree House, Woodside Park, Rugby. In brief Langtree House comprises of; entrance hall, open plan kitchen/lounge, one good size bedroom, main bathroom and allocated parking to front. The property also has the option to be purchased with tenants in situ for investment buyers.

This well presented property is situated within walking distance of Rugby town centre and all of its amenities, schooling for all ages and Rugby's award winning Caldecott park. The location further benefits from excellent travel links which includes walking distance to Rugby railway station which offers regular services to Birmingham and London Euston in under an hour. There is also easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6.

Call us today on 01788 579700 to book your exclusive viewing on this must see property!

Entrance

Entrance hall with storage cupboard and access doors to all reception rooms.

Kitchen/Lounge

17' 5" Maximum x 15' 10" Maximum (5.31m Maximum x 4.83m Maximum)

A modern spacious open plan living space. The kitchen features a range of wall and mount base units. Integrated appliances include; cooker with four ring electric hob and extractor fan, fridge freezer, washing machine and stainless steel sink. In the lounge area there is space for a sofa and dining table, and a lovely juliet balcony to front.

Main Bedroom

12' 3" x 9' 9" (3.73m x 2.97m)

A good size bedroom featuring built in wardrobes and two windows to front.

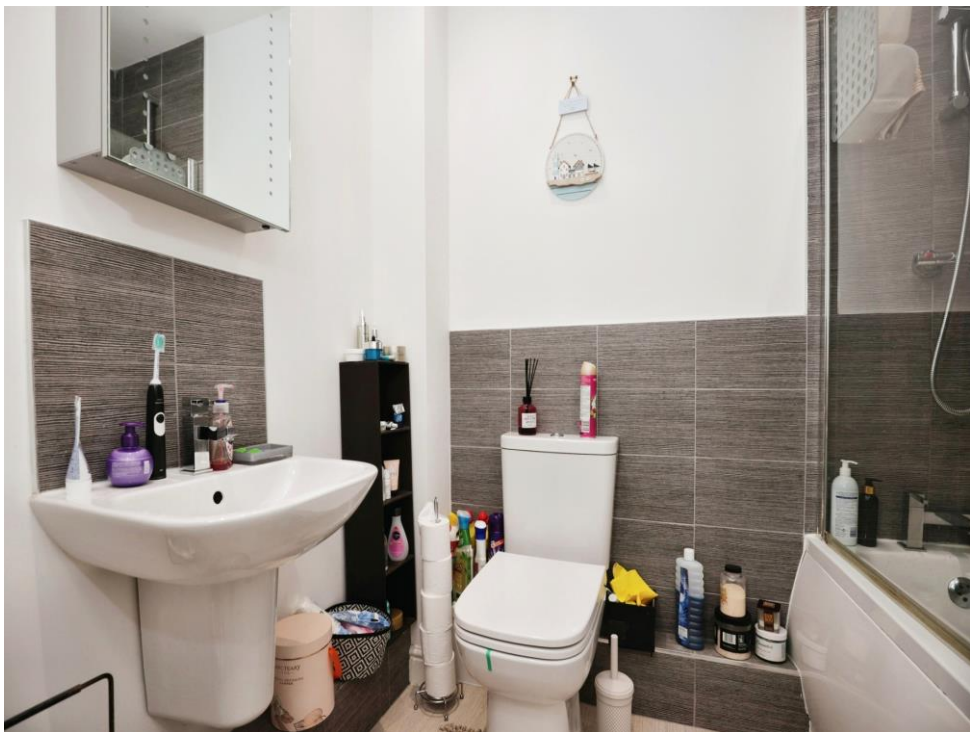
Main Bathroom

Fitted bathroom with built in bath and shower, wash hand basin, low level WC, towel rail and fan.

Parking

The property benefits from one allocated parking space to front, and further guest parking is available.









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: D

Tenure: Leasehold

view this property online connells.co.uk/Property/RBY106816

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2016. 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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