



Connells

Lyon House Anton Close
RUGBY

Lyon House Anton Close RUGBY CV21 1PA

for sale offers over
£165,000



Property Description

Connells are delighted to offer this beautifully presented, spacious two bedroom apartment on Anton Close in Rugby. Lyon House briefly comprises of entrance hall, an open plan lounge/kitchen, two good size bedrooms with built in wardrobe, en suite to master bedroom, family bathroom and allocated parking to front. The property also benefits from gas central heating throughout and an indoor bike storage area.

Lyon House is situated in an ideal location and further benefits from excellent easy commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks and Rugby Railway Station which offers a mainline service to Birmingham New Street and London Euston is about 50 minutes.

There is also an impressive range of state and private schooling available in Rugby and the surrounding areas including Bilton Grange, Rugby High School, Lawrence Sheriff, Princethorpe College, and the renowned Rugby School. Rugby also offers an extensive range of shopping facilities, including Elliott's Field retail and Leisure park and The Clock Towers shopping centre.

Call us now on 01788 579880 to arrange your exclusive viewing on this must property!

Entrance

Spacious entrance hall with storage cupboard and access to all reception rooms.

Lounge/Kitchen

20' 1" x 11' 7" (6.12m x 3.53m)

A lovely open plan lounge/kitchen. In the lounge area there is space for a sofa, juliet balcony and two windows to side. In the kitchen area integrated appliances are to include oven, fridge freezer, dish washer and washing machine.

Bedroom One

11' 3" x 10' 7" (3.43m x 3.23m)

Featuring built in wardrobe with sliding doors and window to side.

En Suite

Featuring a walk in shower, wash hand basin, low level WC and towel rail.

Bedroom Two

10' 6" x 9' 1" (3.20m x 2.77m)

Featuring space for wardrobe and window to side.

Family Bathroom

Built in bath with shower, wash hand basin, low level and towel rail.

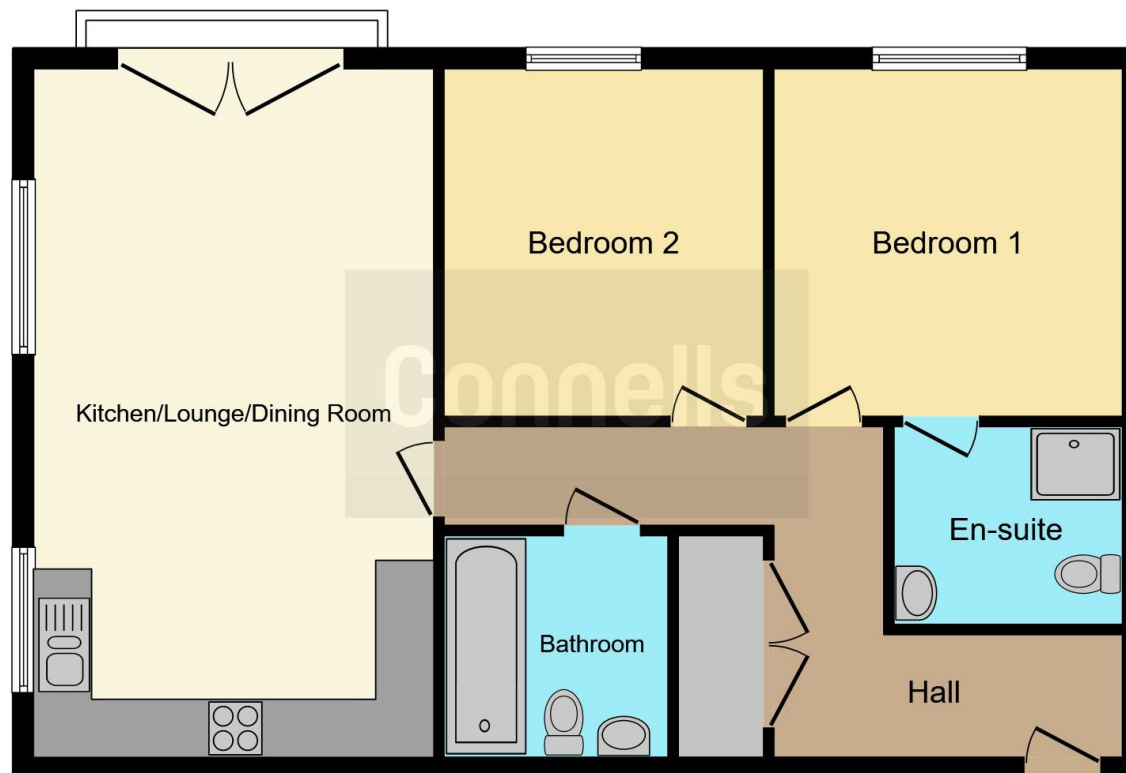
Parking

Allocated parking space with further visit parking 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
 RUGBY CV21 2PE

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/RBY106849

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Apr 2017. 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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