



Connells

Harvon Garth Cambridge Street
Rugby



Property Description

***MUST SEE PROPERTY IN A SOUGHT
AFTER LOCATION***

Connells are delighted to offer the opportunity to acquire this well presented, first floor two bedroom apartment on Harvon Garth, Cambridge Street in Rugby. This property in brief comprises of; entrance hall, open plan fitted kitchen and spacious lounge, two good size bedrooms and a main bathroom. Externally, there is a lovely communal garden area and allocated parking for one vehicle, along with further visitor and on street parking available.

Harvon Garth is situated close 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. There is also easy access to Rugby railway station which offers regular services to Birmingham and London Euston in under an hour. The property is also just a short drive to both Junction One and Elliot's Field retail parks. This property is also well situated for commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks.

Call us today on 01788 579880 to arrange your viewing on this must see property!

Approach

Main entrance door leads to stairs rising up to the first floor apartment. Apartment front door leads to;

Entrance

Entrance hall which holds access to all reception rooms and the loft hatch providing loft access.

Kitchen/Lounge

17' 2" x 11' 1" (5.23m x 3.38m)

A good size open plan kitchen/lounge. In the kitchen area there are a range of wall and mount base units with integrated appliances including; oven with extractor fan, fridge freezer, dish washer and washing machine. In the lounge area there is space for a sofa/dining table. Two windows to front.

Bedroom One

12' 7" x 8' 11" (3.84m x 2.72m)

Featuring space for wardrobe and window to side.

Bedroom Two

8' 10" x 6' 6" (2.69m x 1.98m)

Featuring space for wardrobe and window to rear.

Bathroom

Featuring a built in bath with shower over, wash hand basin, low level WC, towel rail and window to side.

Parking

The property comes with allocated parking for one vehicle, along with further visitor and on street parking available.

Outside Of Property

Externally, there is a lovely communal garden area.









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

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
RUGBY CV21 2PE

EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/RBY105381

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: RBY105381 - 0003