



**Connells**

Arbour Close  
Rugby



## Property Description

\*\*\*NO ONWARD CHAIN\*\*\*

Connells are pleased to offer this two bedroom first floor maisonette with no onward chain in Arbour Close, Bilton, Rugby. Arbour Close briefly comprises of entrance porch, landing, lounge, kitchen, two good size bedrooms and main bathroom. Externally, there is a front and side garden with a separate garage.

The property is situated on a sought after village location, offering a great selection of High Street and independent shops as well as a wide range of restaurants, bars and coffee shops. There is a good selection of primary and secondary schooling, including academies, grammar schools, Warwickshire College and the renowned Rugby School. The property is also well positioned for the commuter with easy access to major road networks and Rugby Railway Station which offers a regular rail service to London Euston in just under 50 minutes.

Call us on 01788 579880 for your exclusive viewing!

## Entrance Porch

Open canopy porch to side of property with main door leading to;

## Entrance Hall

Stairs rising to first floor.

## Landing

Access doors to reception rooms and window to side.

## Lounge

15' 4" x 12' 2" ( 4.67m x 3.71m )  
Spacious lounge with window to front.

## Kitchen

9' 6" x 7' 1" ( 2.90m x 2.16m )  
Featuring integrated oven, and space for fridge freezer and washing machine.

## Bedroom One

14' 8" Maximum x 9' 11" Maximum ( 4.47m Maximum x 3.02m Maximum )  
Featuring built in wardrobes and window to rear.

## Bedroom Two

15' 5" x 5' 11" ( 4.70m x 1.80m )

Featuring space for wardrobe and window to rear.

## Bathroom

Walk in shower, wash hand basin, low level WC, towel rail and window to side.

## Garden

Front communal lawn and side garden.

## Outbuilding

Single garage on separate block.

## Parking

On street parking and separate garage to side.







To view this property please contact Connells on

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

25 Regent Street  
RUGBY CV21 2PE

**EPC Rating: F**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RBY106871](https://connells.co.uk/Property/RBY106871)**

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.

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