



**Connells**

Essen House Houlton Way  
Houlton Rugby





## Property Description

\*\*\*35% SHARED OWNERSHIP\*\*\*

Connells are delighted to present the opportunity to acquire this well present, one bedroom first floor apartment on

Houlton Way in Houlton, Rugby. Essen House in brief comprises of an entrance hall, open plan lounge/kitchen, one good size bedroom and main bathroom. The property also benefits from allocated parking and gas central heating throughout.

Houlton is located within a short distance of amenities and local shops, including the popular Tuning Fork restaurant, The Co-Operative and Houlton Childrens Park. Houlton is sought after for its well regarded schooling, including St. Gabriel's C of E Academy and Houlton School which are both outstanding.

Houlton further benefits from excellent transport links to include regular bus routes, easy access to the central motorway links (M1/M6 and M45) and is approximately a ten minute drive from Rugby train station which operates services to London Euston in under 50 minutes. It is also 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.

Call us on 01788 579880 to arrange your exclusive viewing today!

## Entrance

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

## Lounge/Kitchen

20' Max x 11' 11" Max ( 6.10m Max x 3.63m Max )

A lovely open plan lounge/kitchen. In the lounge area there is space for a sofa, Juliet balcony and two windows to front. In the kitchen area there is a range of wall and mount base units and window to side. Integrated appliances are to include oven with four ring gas hob, and washer/dryer. There is additional space for a fridge freezer.

## Bedroom

10' 2" x 9' 9" ( 3.10m x 2.97m )

Good size bedroom featuring built in wardrobe with sliding doors and Juliet balcony.

## Family Bathroom

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

## Parking

Allocated parking to front with further visitor 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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01788 579880**  
**E [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)**

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RBY106938](http://connells.co.uk/Property/RBY106938)**

This is a Leasehold property with details as follows; Term of Lease 122 years from 20 Aug 2024. 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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