



**Connells**

Elm House Magnolia Avenue  
RUGBY



## Property Description

Connells are delighted to offer this spacious, well presented two bedroom apartment on Magnolia Avenue in Eden Park, Rugby. Internally, Elm House briefly comprises of entrance hall, open plan lounge/diner/kitchen, two great sized bedrooms with en suite to master and a family bathroom. Externally, there is allocated parking for one vehicle, with further visitor and on street parking available. There is a bike shed and lovely views of nearby parks with great walking routes nearby.

This property also benefits from gas central heating throughout, secure intercom entry & entrance hallway, and a long lease length.

Situated on the popular Eden Park development which is North of 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. Eden Park is also close to great transport links, including the M6, M1 and A14, Elliott's Field and Junction One retail parks and Rugby train station which offers a regular services to Birmingham and London Euston in under an hour. There is also an excellent range of state, grammar and private schools in the area.

Don't miss out and call us today on 01788 579880 to arrange your viewing on this must see apartment!

## Approach

The apartment building has secure intercom entry & entrance hallway on arrival. There is also a lovely park to the front.

## Entrance

Entrance hall with panelling, storage cupboard, loft hatch, and access doors to all reception rooms.

## Lounge/Diner/Kitchen

20' 7" x 10' 9" ( 6.27m x 3.28m )

A modern, spacious open plan living space. The kitchen features a range of wall and mount base units, with all integrated appliances in the kitchen including; oven with four ring gas hob and extractor fan, fridge freezer, sink, dish washer and washing machine. The room also holds space for a family sofa/small dining table area. There is a window to side and rear.

## Bedroom One

15' 10" x 10' 7" ( 4.83m x 3.23m )

Spacious master bedroom featuring built in wardrobes and window to front.

## En Suite

En suite bathroom off master bedroom, featuring a walk in shower, wash hand basin, low level WC and tall towel rail.

## Bedroom Two

9' 11" x 9' 3" ( 3.02m x 2.82m )

Featuring space for wardrobe and window to front.

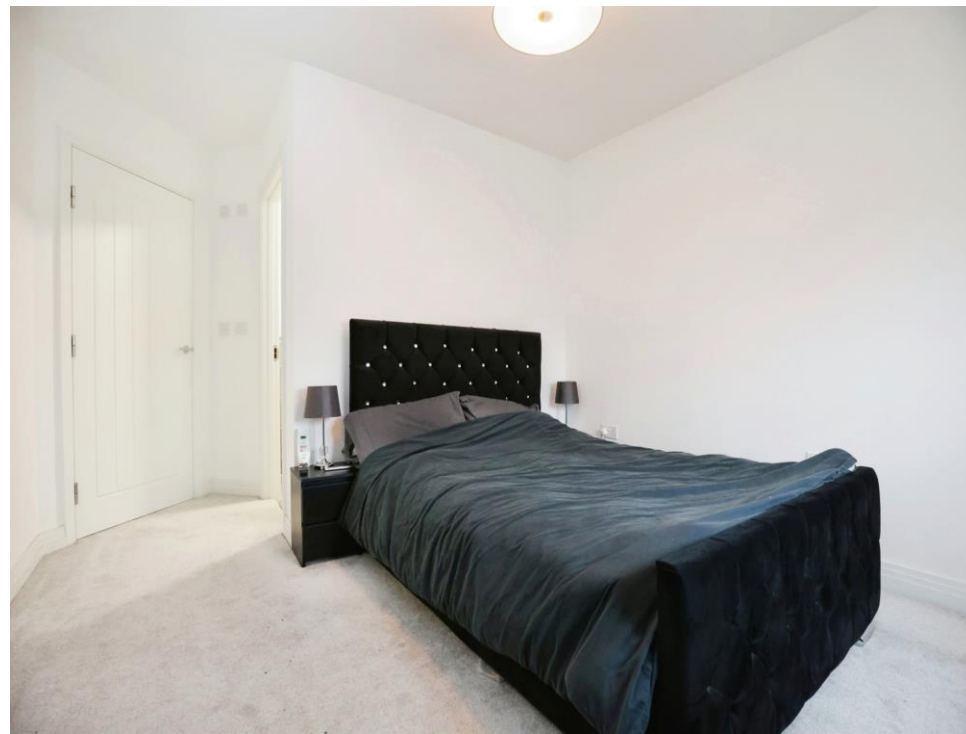
## Family Bathroom

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

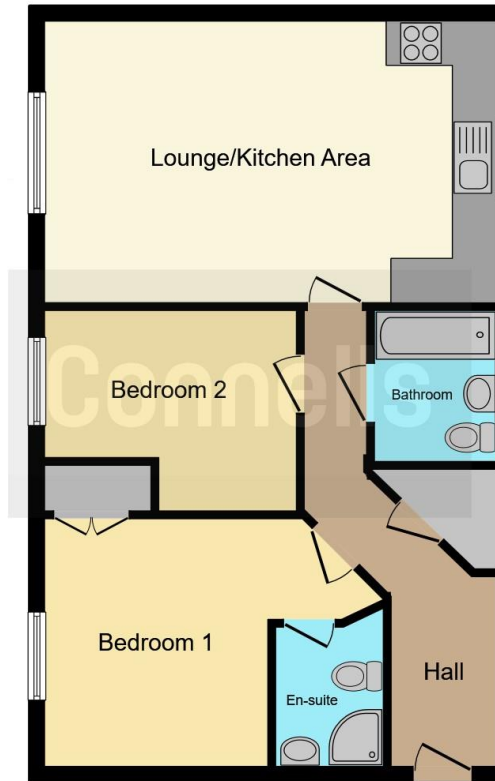
## Parking

There is allocated parking for one vehicle, with further visitor and on street 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

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

25 Regent Street  
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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RBY106949](http://connells.co.uk/Property/RBY106949)**

This is a Leasehold property with details as follows; Term of Lease 996 years from 01 Jan 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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