



Connells

Sun House Market Place
Rugby



Property Description

****PRIME INVESTMENT AREA****

Connells are pleased to offer the opportunity to acquire this two bedroom second floor apartment on Market Place in the town centre of Rugby. In brief this property comprises of entrance hall, kitchen/lounge, two good sized bedrooms and family bathroom. This property is being sold with no onward chain and is a must see first time buy/investment opportunity.

Located within a prime Rugby Town Centre location, this brilliant two bedroom apartment is a perfect opportunity for first time buyers! Within just a short distance of the property there are a number of local shops, amenities, restaurants, bars, parks, schools and Rugby Train Station which has direct lines to London and Birmingham. Briefly comprising of entrance hall, kitchen, lounge, two good size bedrooms and family bathroom.

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

Entrance Hall

Access doors to all reception rooms and has a storage cupboard.

Kitchen

16' 2" x 11' 7" (4.93m x 3.53m)

Integrated appliances are to include a built in cooker with four ring electric hob and extractor fan, fridge freezer, dish washer, washing machine. There is also an additional wine cooler.

Bedroom One

10' 8" x 9' 2" (3.25m x 2.79m)

Featuring space for wardrobe and window to front.

Bedroom Two

8' 11" x 7' 10" (2.72m x 2.39m)

Window to front.

Shower Room

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









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
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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/RBY106863



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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