



Harrad House Woodside Park Rugby CV21 2NU

for sale
£115,000



Property Description

Well Presented First Floor Apartment In A Highly Sought After Location

Connells are delighted to offer this modern one bedroom first floor apartment on Langtree House, Woodside Park, Rugby. In brief Langtree House comprises of; entrance hall, open plan kitchen/lounge, one good size bedroom, main bathroom and allocated parking to front. The property is a fantastic opportunity for first time buyers and investment buyers due to its prime location.

This well presented property is situated within walking distance of Rugby town centre and all of its amenities, schooling for all ages and Rugby's award winning Caldecott park. The location further benefits from excellent travel links which includes walking distance to Rugby railway station which offers regular services to Birmingham and London Euston in under an hour. There is also easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6.

Call us today on 01788 579700 to book your exclusive viewing on this must see property!

Front Of Property

Lawn area to front, main apartment block entrance door with stairs rising to the first floor where you are presented with apartment door;

Entrance Hall

Access doors to all reception rooms.

Lounge/Kitchen

16' 11" x 12' 3" (5.16m x 3.73m)

A modern open plan living space with space for sofa and in the kitchen integrated appliances are to include cooker with extractor fan, fridge freezer, dish washer, washing machine, sink. Window to front.

Bedroom

10' x 10' (3.05m x 3.05m)

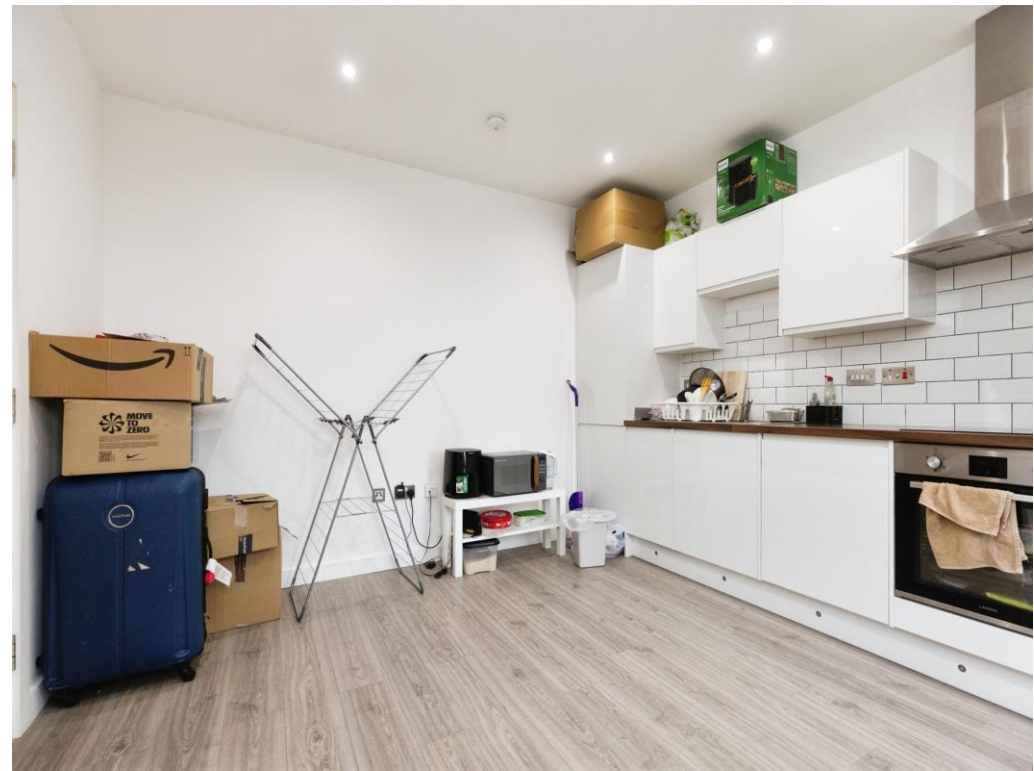
Spacious bedroom with space for wardrobe and window to front.

Bathroom

Fitted bathroom with walk in shower, low level WC, wash hand basin and towel rail.

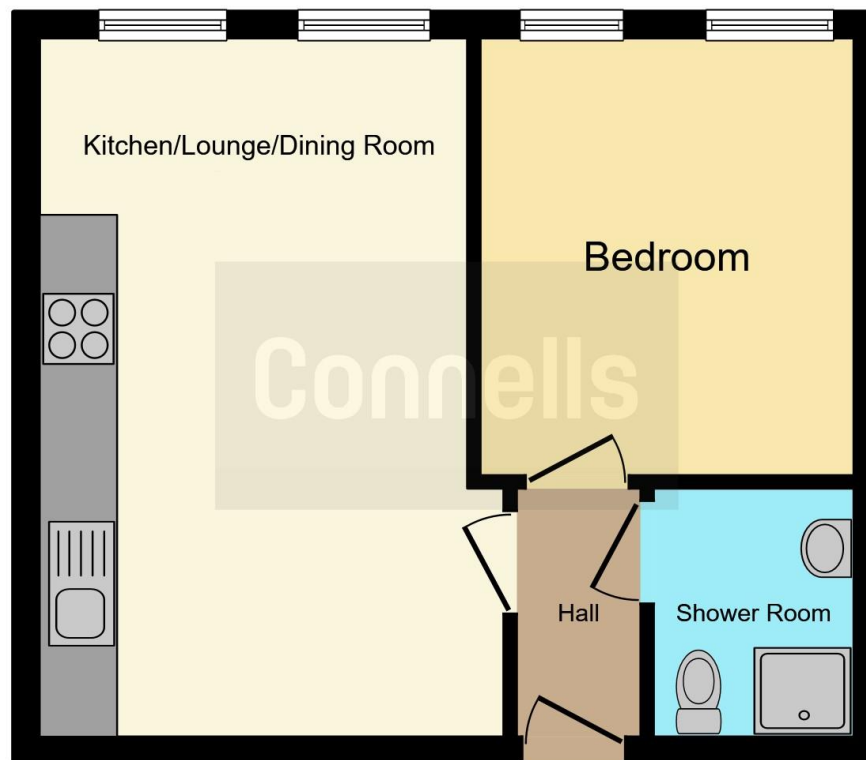
Parking

This apartment holds allocated parking for one vehicle and further visitor parking.









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/RBY107000

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2019. 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.

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