



Connells

Sandy House Woodside Park
Rugby



Property Description

Well Presented First Floor Apartment In A Highly Sought After Location

Connells are delighted to offer this modern two bedroom first floor apartment on Sandy House, Woodside Park in Rugby. In brief Sandy House comprises of; entrance hall, open plan kitchen/lounge, two good sized 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!



Entrance

Entrance hall with access doors to all rooms.

Kitchen/Lounge

22' 8" x 17' 3" (6.91m x 5.26m)

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. Two windows to front.

Bedroom One

12' 10" x 9' 6" (3.91m x 2.90m)

Featuring built in wardrobes with sliding doors and window to rear.

Bedroom Two

12' 7" x 9' (3.84m x 2.74m)

Featuring space for wardrobe and window to rear.

Bathroom

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

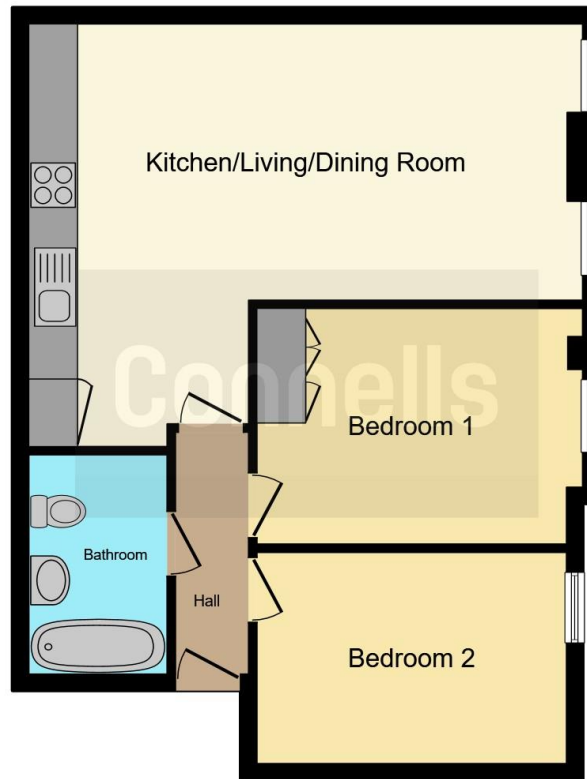
Parking

Allocated parking to the 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

To view this property please contact Connells on

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25 Regent Street
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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/RBY107042

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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