



Connells

Kirkistown Close  
Rugby





## Property Description

Connells are pleased to market this great opportunity to acquire a spacious, two bedroom ground floor apartment on Kirkistown Close in the heart of Rugby. Kirkistown Close in brief comprises of; entrance, lounge/diner, kitchen, two good size bedrooms with en suite bathroom to master bedroom, and main bathroom. Externally, there is allocated parking to front for one vehicle, plus additional visitor parking. This property also benefits from gas central heating throughout.

Kirkistown close is located in a popular residential area and is 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. The property is also close to great transport links, including the M6, M1 and A14 and is a 10 minute walk to Elliott's Field and Junction One retail parks. The property is also a short drive to Rugby train station which offers a regular services to Birmingham and London Euston in under an hour.

Call us today on 01788 579880 to save your space in our open house for this must see property!

## Entrance

Spacious entrance hall with built in storage cupboard.

## Lounge/Diner

15' x 13' 4" ( 4.57m x 4.06m )

Lounge featuring double french doors to rear aspect and archway leading to;

## Kitchen

9' 10" x 5' 7" ( 3.00m x 1.70m )

Featuring a range of wall and mount base units integrated oven with four gas hob, sink & drain, and additional space for washing machine and fridge freezer. Window to rear aspect.

## Bedroom One

11' 7" x 10' 7" ( 3.53m x 3.23m )

Spacious master bedroom featuring space for wardrobe and window to front aspect.

## En Suite

En suite bathroom to master with double walk in shower, low level WC and wash hand basin.

## Bedroom Two

11' 8" x 8' 7" ( 3.56m x 2.62m )

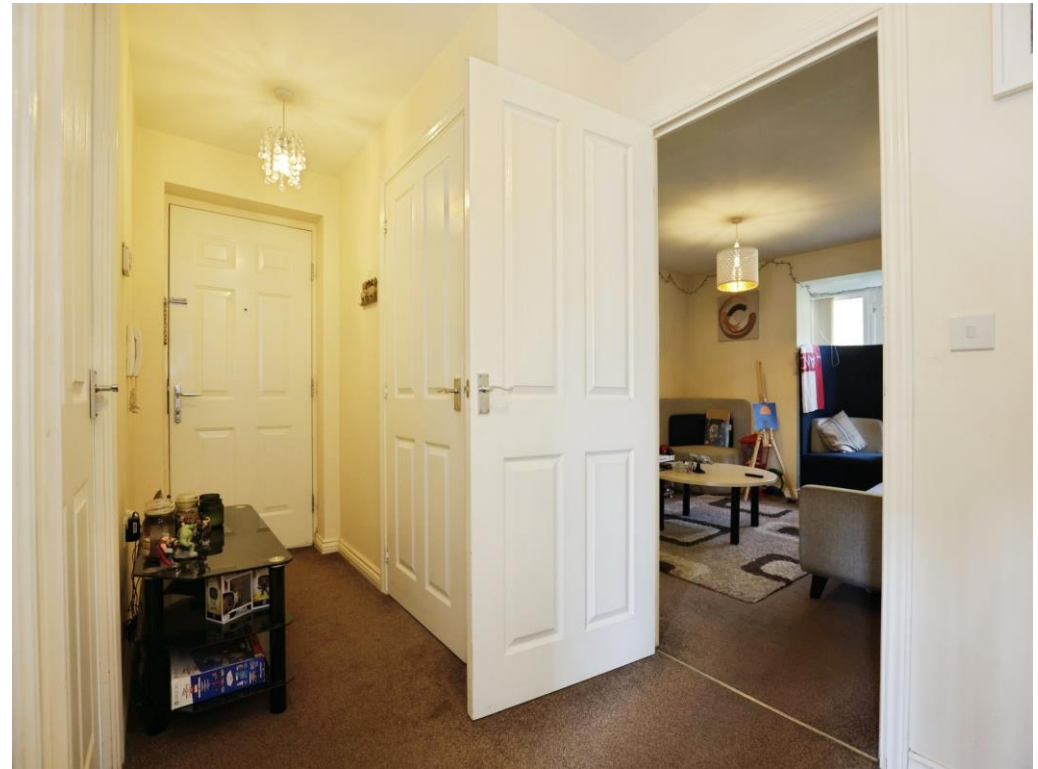
Bedroom two features space for wardrobe and window to front aspect.

## Bathroom

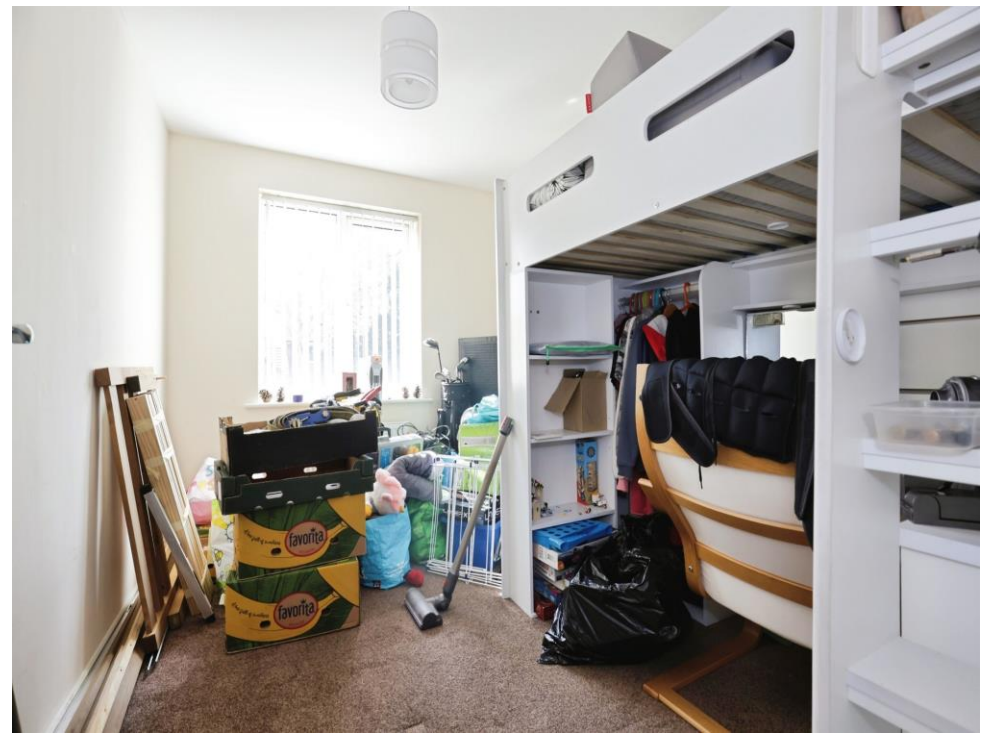
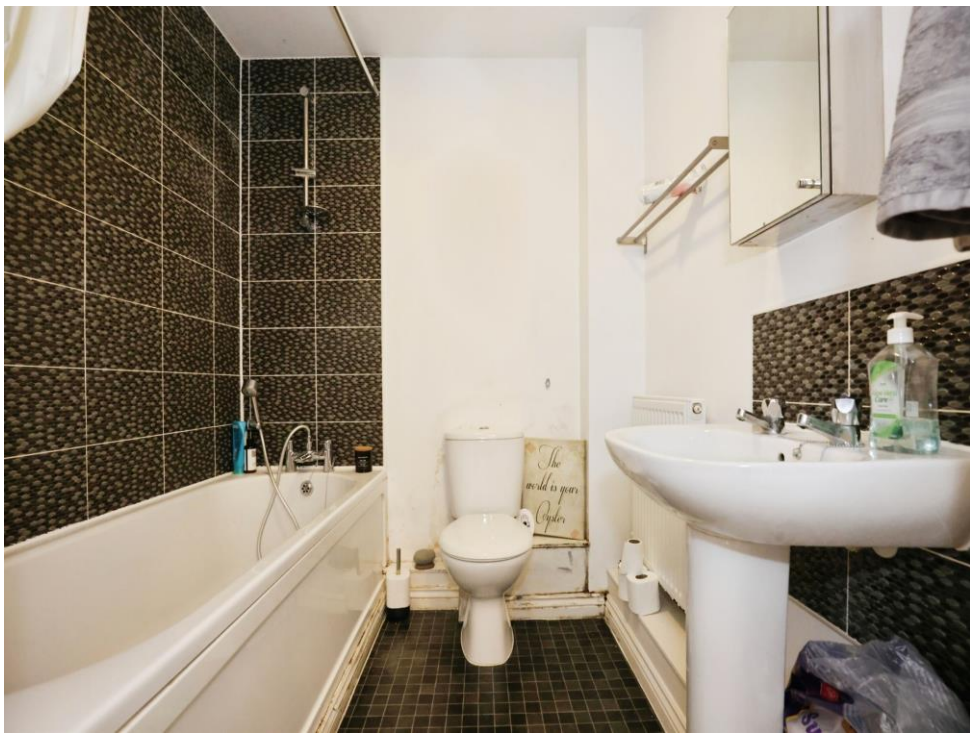
Featuring built in bath and shower over, low level WC, wash hand basin and fan.

## Parking

The property comes with allocated off road parking to front for one vehicle, plus additional visitor spaces available.



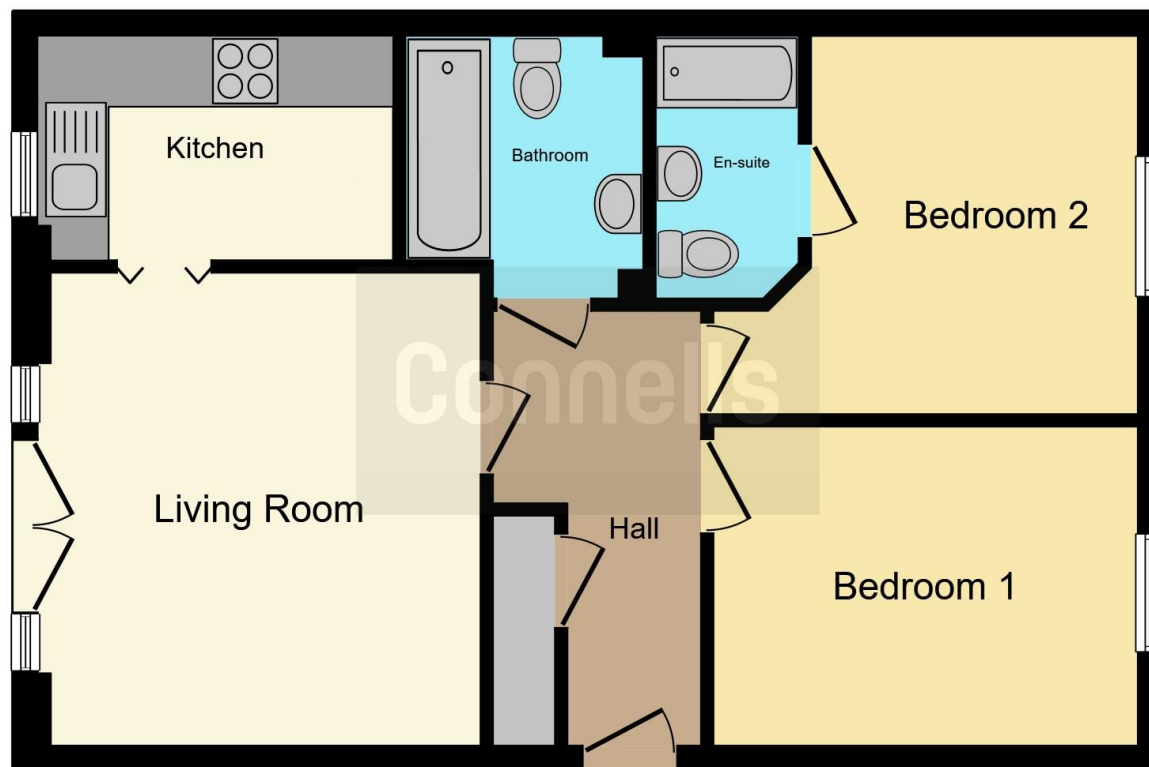












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RBY107289](http://connells.co.uk/Property/RBY107289)**

This is a Leasehold property with details as follows; Term of Lease 109 years from 26 Mar 2009. 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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