





Property Description

Connells are pleased to bring to market this modern and well presented, one bedroom ground floor maisonette on Klein Way in Ashlawn Gardens, Rugby. Klein Way in brief comprises of; entrance hall, spacious lounge, kitchen, one good sized bedroom and a bathroom. There is also allocated off road parking to front for one vehicle, along with further on street parking available.

Ashlawn Gardens is situated in the sought after area of Hillmorton located within a short distance of amenities and local shops as well as Dunchurch village. Having a short walk to Sainsbury's and Cock Robin Wood as well as the upcoming development to include a primary school, local park and community sports fields.

Ashlawn Gardens further benefits from excellent transport links to include regular bus routes, easy access to the central motorway links (M1/M6 and M45) and is approximately a ten minute drive from Rugby train station which operates services to London Euston in under 50 minutes. It is also a short drive to Elliotts Field Shopping Park and 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.

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

Entrance Porch

From the main front door you are approached with a welcoming entrance porch, with window to side and a door leading to;

Lounge

13' 11" x 11' 3" (4.24m x 3.43m)

Spacious lounge with window to front and side aspect.

Kitchen

11' 8" x 6' 8" (3.56m x 2.03m)

Fitted kitchen featuring with a range of wall and mount base units. Integrated oven with four gas hob and extractor fan, fridge freezer, sink + drain, dish washer and washing machine. Window to side aspect.

Bedroom

18' 6" x 8' 8" (5.64m x 2.64m)

Spacious bedroom featuring built in wardrobe plus an additional storage cupboard, and window to front and side aspect.

Bathroom

Fitted tiled bathroom with built in bath and shower over, low level WC, wash hand basin, heated towel rail and a fan.

Parking

The property has allocated off road parking to front for one vehicle, along with further 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

To view this property please contact Connells on

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25 Regent Street
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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/RBY107290

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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