



Connells

Church Court Little Church Street
Rugby



Property Description

PRIME INVESTMENT AREA

Connells are delighted to bring to market this fantastic opportunity to buy a modern and spacious, one bedroom apartment, nestled within central Rugby on Little Church Street. Little Church Street in brief comprises of; lounge, open plan, kitchen/diner, one double bedroom and a bathroom. Externally, there is a small courtyard area, and the property benefits from being walking distance to Rugby town centre.

Located within a prime sought after location, this brilliant one 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.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see property!



Approach

Upon approach you are welcomed with a small courtyard area and external stair case, which leads to the main entrance door and onto;

Lounge

12' 9" x 11' 2" (3.89m x 3.40m)

Featuring window to the rear aspect.

Kitchen/Diner

30' 11" Maximum x 6' 8" Maximum (9.42m Maximum x 2.03m Maximum)

A spacious open plan kitchen/diner featuring integrated oven with electric hob and extractor fan, fridge freezer, and sink + drain. There is already a washing machine which will remain in the flat. Window to the rear aspect.

Bedroom

16' 9" x 11' 10" (5.11m x 3.61m)

Featuring space for wardrobe and two windows to the front aspect.

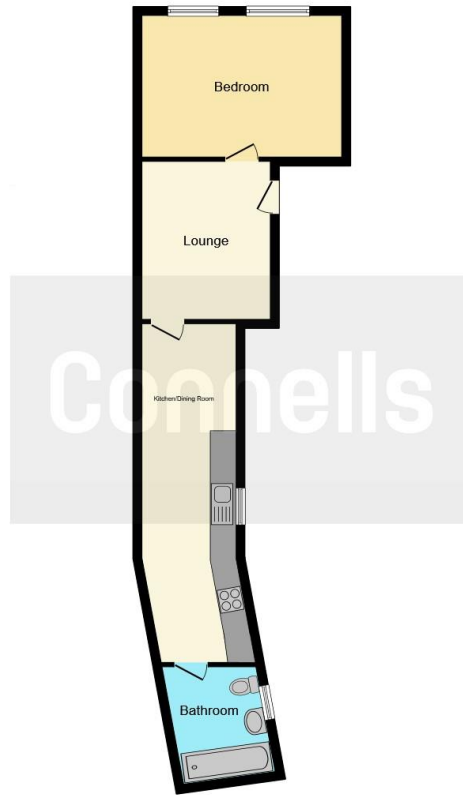
Bathroom

Tiled bathroom featuring built in bath with shower over, low level WC, wash hand basin, heated towel rail and window to the side aspect.









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 Council Tax
 Band: A

Service Charge:
 3596.75

Ground Rent:
 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/RBY107321

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. 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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: RBY107321 - 0005