



Connells

Creswell Place
Cawston Rugby



Property Description

*** NO ONWARD CHAIN***

Connells are pleased to bring to market the opportunity to acquire a two bedroom, second floor apartment on Creswell Place, ideally located in Cawston, Rugby. Creswell Place in brief comprises of; entrance hall, generous lounge/diner, kitchen, two bedrooms and bathroom. Externally, there is allocated parking to the front of the apartment building. This property is being sold with no onward chain.

Cawston itself is well served by a range of local shops and amenities, well regarded schooling including Cawston Grange Primary School. Nearby there is a local Co-op, hairdressers, Chinese takeaway and the area itself is not short of dog walks and greenery.

There are also excellent transport links that include regular bus routes, easy access to the M1/M6 and M45 motorway networks, and nearby Rugby train station that operates mainline services to London Euston in 50 minutes. Rugby Town Centre is just 10 minutes away which offers a great selection of High Street and 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

The main door leads onto the entrance hall which provides access to all reception rooms, and features a built in storage cupboard.

Lounge/Diner

15' 10" x 11' 11" (4.83m x 3.63m)

A spacious open plan lounge/diner featuring a window to the rear aspect and archway leading onto;

Kitchen

8' 11" x 6' 6" (2.72m x 1.98m)

Featuring a range of wall and mount base units, with integrated appliances including; sink + drain, cooker with four gas hob and extractor fan, dish washer, washing machine, plus additional space for a fridge freezer. There is also a window to the side aspect.

Bedroom One

12' 3" x 12' 5" (3.73m x 3.78m)

Featuring space for a wardrobe and window to the front aspect.

Bedroom Two

13' 2" x 6' 8" (4.01m x 2.03m)

Featuring space for a wardrobe and window to the front aspect.

Bathroom

Tiled main bathroom with built in bath and shower over, low level WC, wash hand basin, and window to the rear aspect.

Parking

The property comes with allocated parking to the front of the apartment building, plus further on street parking further along Creswell Place.

Public Notice

43 Creswell Place

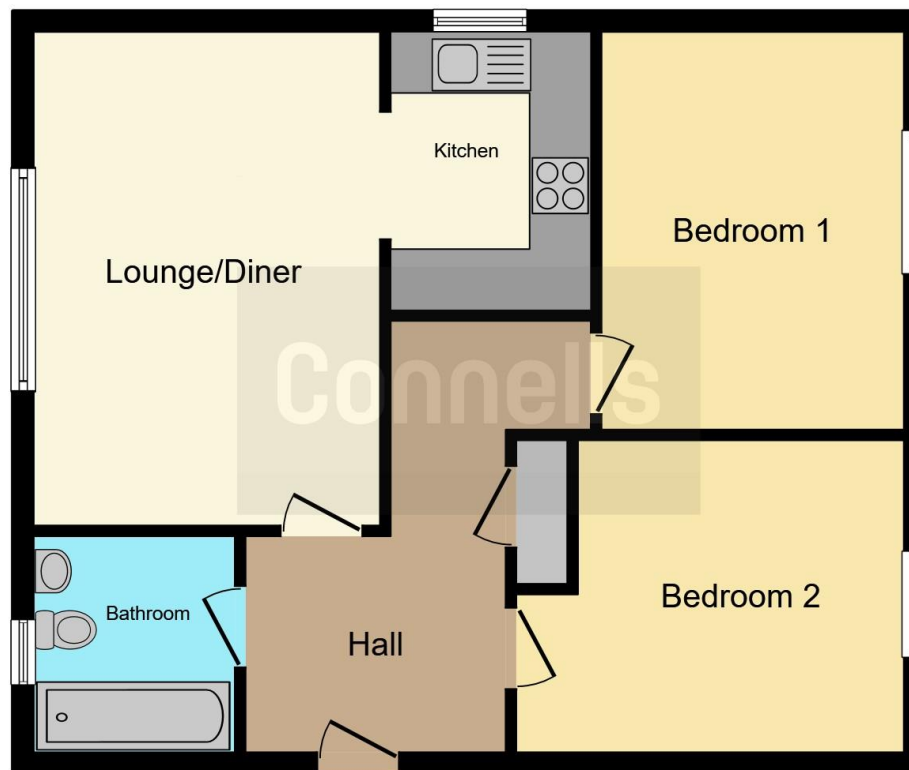
'We are acting in the sale of the above property and have received an offer of £137,500 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place'.









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: C

Council Tax
 Band: A

Service Charge:
 1885.87

Ground Rent:
 399.00

Tenure: Leasehold

view this property online connells.co.uk/Property/RBY107073

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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Property Ref: RBY107073 - 0006