



Connells

154b Cambridge Street
Rugby



Property Description

CHAIN FREE

Connells are pleased to bring to market this fantastic two bedroom, second floor apartment, nestled in the heart of Rugby on Cambridge Street. This apartment is not to be missed, and in brief comprises of; entrance, open plan lounge/kitchen, two generous bedrooms and a bathroom. There is also allocated parking for one vehicle plus further on street parking to the front. This property has been redecorated and recarpeted throughout, along with a brand new fridge-freezer and washing machine. Also benefits from gas central heating.

Harvon Garth is situated close 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. There is also easy access to Rugby railway station which offers regular services to Birmingham and London Euston in under an hour. The property is also just a short drive to both Junction One and Elliot's Field retail parks. This property is also well situated for commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks.

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

Lounge/Kitchen

19' 5" Maximum x 16' 6" Maximum (5.92m Maximum x 5.03m Maximum)

A spacious open plan lounge/dining/kitchen area. The kitchen features a range of wall and mount base units, integrated oven with four gas hob and extractor fan, plus a brand new fridge freezer and washing machine. There is also two windows to the front aspect.

Bedroom One

14' 6" x 10' 6" (4.42m x 3.20m)

Featuring built in wardrobe with sliding doors, additional built in storage cupboard and window to the rear aspect.

Bedroom Two

10' 11" x 5' 10" (3.33m x 1.78m)

Featuring built in wardrobe and window to the rear aspect.

Bathroom

With built in bath and shower over, low level WC, sink and extractor fan.

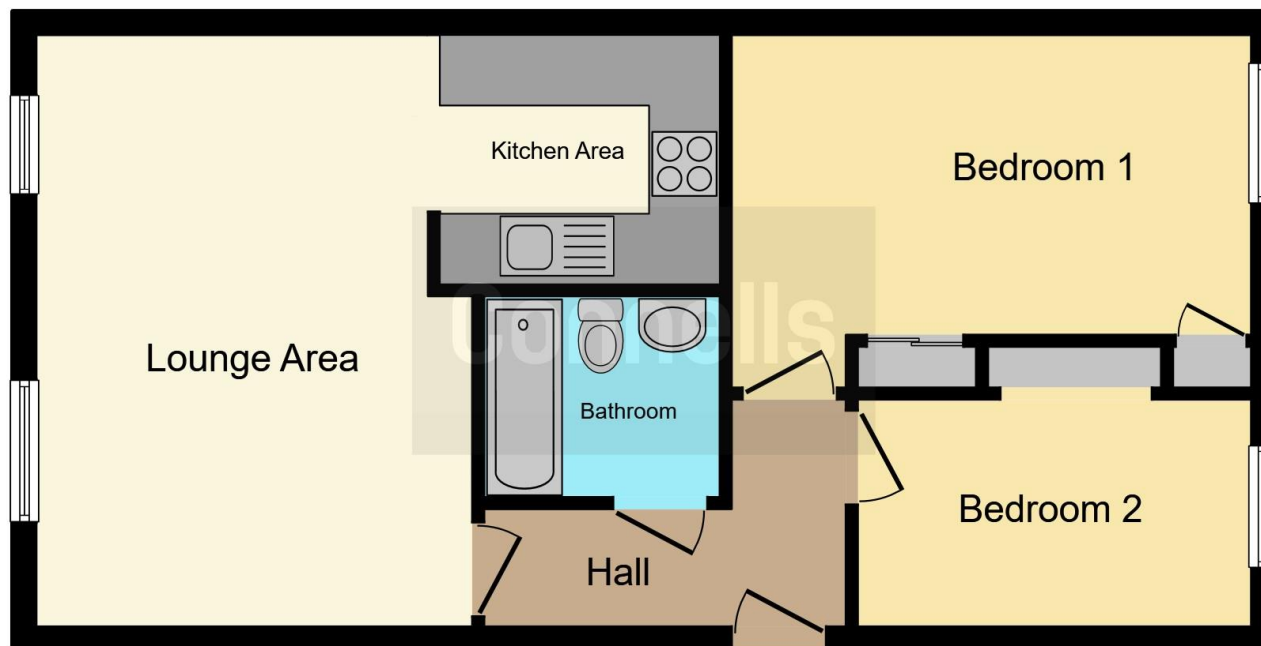
Parking

This apartment comes with allocated parking for one vehicle.









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: B

Service Charge:
 1596.00

Ground Rent:
 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/RBY107526

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jun 2005. 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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