



Connells

Elm House Magnolia Avenue
Rugby

Elm House Magnolia Avenue Rugby CV21 1UG

for sale offers in excess of
£175,000



Property Description

CHAIN FREE

Connells are delighted to offer this spacious, well presented two bedroom apartment on Magnolia Avenue in Eden Park, Rugby. Internally, Elm House briefly comprises of entrance hall, open plan lounge/diner/kitchen, two great sized bedrooms with en suite to master and a main bathroom. Externally, there is allocated parking for one vehicle, with further visitor and on street parking available. There is a bike shed and lovely views of nearby parks with great walking routes nearby.

This property also benefits from gas central heating throughout, secure intercom entry & entrance hallway, and a long lease length.

Situated on the popular Eden Park development which is North of 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. Eden Park is also close to great transport links, including the M6, M1 and A14, Elliott's Field and Junction One retail parks and Rugby train station which offers a regular services to Birmingham and London Euston in under an hour. There is also an excellent range of state, grammar and private schools in the area.

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

Entrance

Welcoming entrance hall with built in storage cupboard, loft hatch and window to the front aspect.

Lounge/Diner/Kitchen

20' 6" x 10' 10" (6.25m x 3.30m)

A modern open plan living space, with integrated appliances including; built in oven and four gas hob and extractor fan, fridge freezer, dish washer and washing machine. Window to the front and rear aspect.

Bedroom One

14' 6" Maximum x 10' 5" Maximum (4.42m Maximum x 3.17m Maximum)

Spacious master bedroom features built in wardrobe and window to the rear aspect.

Bedroom Two

10' 1" x 9' 6" (3.07m x 2.90m)

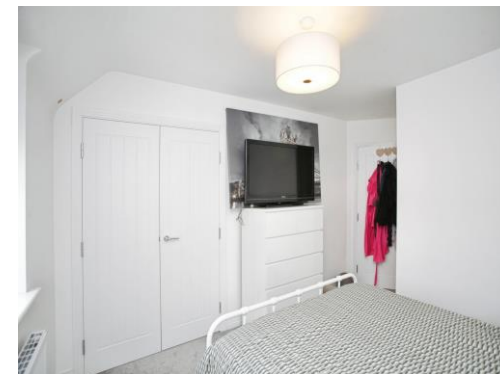
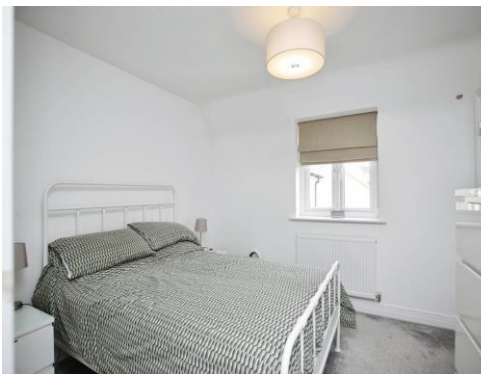
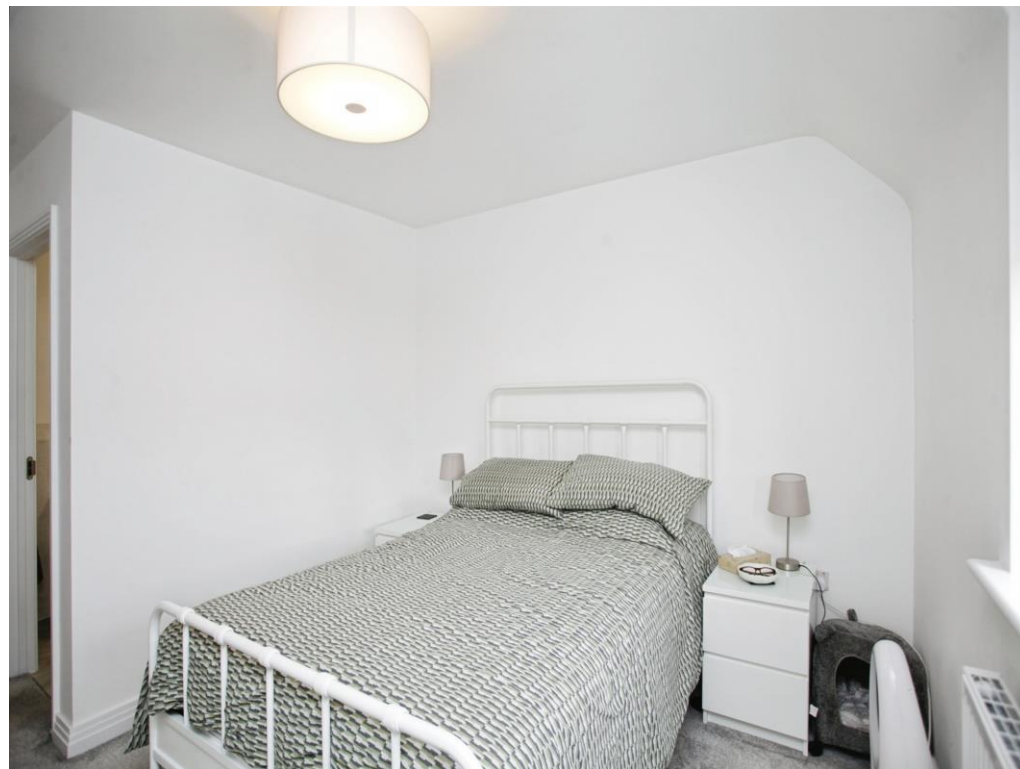
Featuring space for wardrobe and window to the rear aspect.

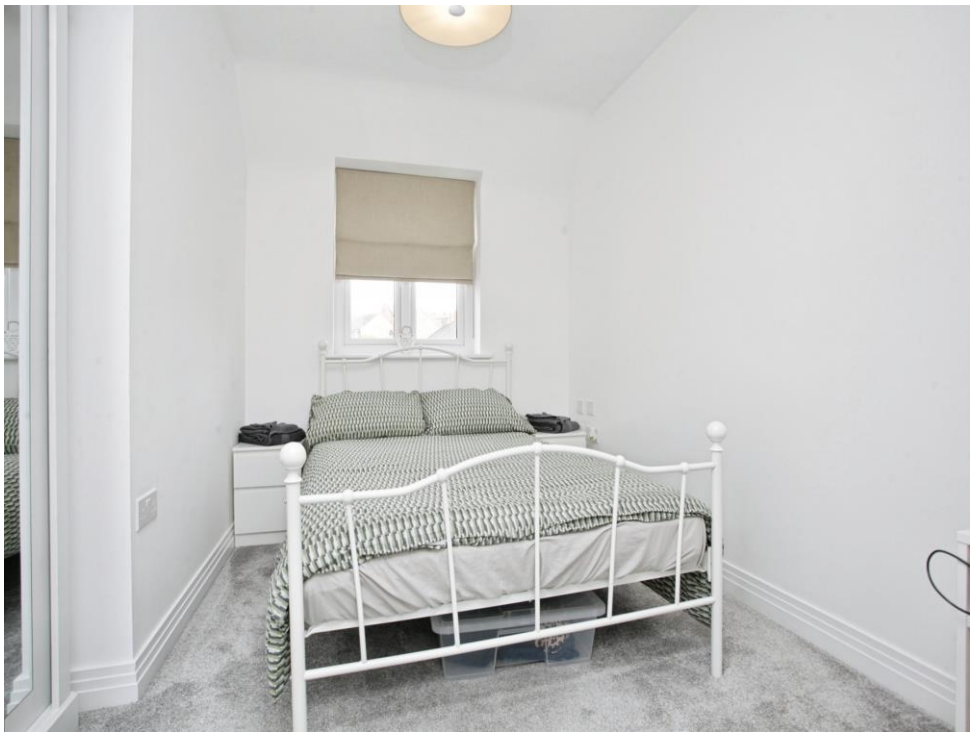
Bathroom

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

Parking

The apartment comes with allocated parking for one vehicle plus a visitor space.









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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E Rugby@connells.co.uk

25 Regent Street
 RUGBY CV21 2PE

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 1251.70

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/RBY107586

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. 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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