



Not for marketing purposes INTERNAL USE ONLY

Ilam Court
Rugby



Property Description

Connells are delighted to present this well-appointed two-bedroom second floor apartment, ideally situated in the sought-after Ilam Court development in Rugby.

This spacious property briefly comprises of a bright and airy lounge, modern fitted kitchen, two generously sized bedrooms, including a master with en suite, a contemporary family bathroom, allocated parking for two vehicles plus additional visitor parking.

Perfectly located, the apartment is just a short distance from Rugby Town Centre, offering a vibrant mix of high street and independent shops, restaurants, bars, and coffee houses. Rugby railway station is easily accessible, providing regular direct services to Birmingham and London Euston in under an hour.

For added convenience, the property is also close to Junction One and Elliot's Field Retail Parks, and offers excellent commuter links via the M1, M6, A5, and A14 road networks.

This property is ideal for first-time buyers, professionals, or investors seeking a well-connected and low-maintenance home.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Coat area, Carpeted.

Hallway

Loft access & cupboard.

Lounge

13' 5" x 13' (4.09m x 3.96m)

Small windows to rear, radiator, carpeted.

Kitchen

9' 6" max x 9' 5" (2.90m max x 2.87m)

Vinyl floor, gas hob, Dish washer, washing machine, space for fridge freezer.

Bedroom One

8' x 10' 11" (2.44m x 3.33m)

To rear of property, carpeted.

En-Suite

shower cubicle, w/c & sink.

Bedroom Two

13' 1" x 8' 11" (3.99m x 2.72m)

To front of property, carpeted.

Bathroom

Vinyl floor, window to front, bath.

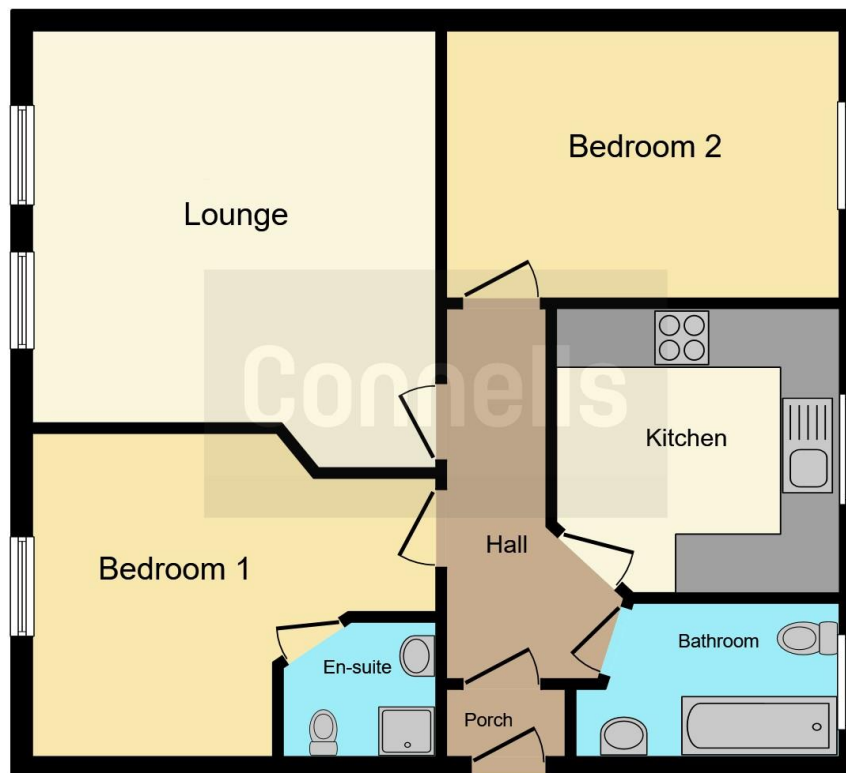
Parking

Two spaces









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

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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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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