



Connells

Stokes House Anton Close
Rugby

Stokes House Anton Close Rugby CV21 1PA

for sale offers in the region of
£185,000



Property Description

CALLING ALL FIRST TIME BUYERS

Connells are delighted to bring to market the opportunity to acquire this immaculately presented, spacious, two bedroom first floor apartment in Stokes House on Anton Close, Rugby. Stokes House briefly comprises of entrance hall, a modern open plan lounge/diner/kitchen, two generous sized bedrooms with an en suite to the master, main bathroom and allocated parking to front. The property also benefits from gas central heating and double glazing throughout.

Stokes House is situated in an ideal location and further benefits from excellent easy commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks and Rugby Railway Station which offers a mainline service to Birmingham New Street and London Euston is about 50 minutes.

There is also an impressive range of state and private schooling available in Rugby and the surrounding areas including Bilton Grange, Rugby High School, Lawrence Sheriff, Princethorpe College, and the renowned Rugby School. Rugby also offers an extensive range of shopping facilities, including Elliott's Field retail and Leisure park and The Clock Towers shopping centre.

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

Entrance

A welcoming entrance hall with built in storage cupboard and access to all reception rooms.

Lounge/Diner/Kitchen

23' 4" x 12' 5" (7.11m x 3.78m)

A modern open plan living space with space for a sofa and small dining table. The kitchen features a range of wall and mount base units, and integrated appliances including; oven with four gas hob and extractor fan, fridge freezer and washing machine. This room holds a Juliet balcony with double doors to the rear aspect, plus two windows to the side aspect.

Bedroom One

11' 8" x 11' 4" (3.56m x 3.45m)

Featuring built in wardrobe with sliding doors, plus windows to the rear and side aspect.

En Suite

En suite off master bedroom with double walk in shower, low level WC, sink, heated towel rail and frosted window to the rear aspect.

Bedroom Two

10' 9" x 7' 9" (3.28m x 2.36m)

Featuring space for wardrobe and window to the side aspect.

Bathroom

Main bathroom with built in bath and shower over, low level WC, sink, heated towel rail and fan.

Parking

This apartment comes with an allocated parking space for one car within the communal car park to the front.









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: B

Council Tax
 Band: B

Service Charge:
 1385.88

Ground Rent:
 175.00

Tenure: Leasehold

view this property online connells.co.uk/Property/RBY107711

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Apr 2017. 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: RBY107711 - 0003