



Connells

Sandy House Woodside Park
Rugby



Property Description

MODERN FIRST FLOOR APARTMENT

This well presented property is situated within walking distance of Rugby town centre and all of its amenities, schooling for all ages and Rugby's award winning Caldecott park. The location further benefits from excellent travel links which includes walking distance to Rugby railway station which offers regular services to Birmingham and London Euston in under an hour. There is also easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6.

The property in brief comprises, open plan kitchen/dining/living, two well sized bedrooms, bathroom and one allocated parking space.



Entrance Hall

Laminate flooring and telecom.

Kitchen/dining/living

16' 3" x 13' (4.95m x 3.96m)

A range of wall and base units, integrated fridge/freezer, oven, hob, extractor fan, washing machine, spotlights, storage cupboard housing water tank, laminate flooring and double doors to Juliette balcony.

Bedroom One

11' 7" x 11' 1" (3.53m x 3.38m)

Built in mirrored wardrobes, two windows to the side and carpet flooring.

Bedroom Two

12' 11" x 7' plus door recess (3.94m x 2.13m plus door recess)

Two windows to the side and carpet flooring.

Bathroom

Low level flush WC, hand wash basin, shower over bath, tiled splashback, vinyl flooring, towel warmer and spotlights.





To view this property please contact Connells on

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25 Regent Street
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EPC Rating: E

Tenure: Leasehold

view this property online [connells.co.uk/Property/RBY106113](https://www.connells.co.uk/Property/RBY106113)

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2016. 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.

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