



**Connells**

Sophia Court King Edward Road  
RUGBY



# Sophia Court King Edward Road RUGBY CV21 2TN

for sale offers over  
**£150,000**



## Property Description

**\*\*\*CALLING ALL FIRST TIME & INVESTMENT BUYERS\*\*\***

Connells are proud to bring to market this delightful and beautifully presented, two bedroom top floor apartment in Sophia Court, King Edward Road. The apartment in brief comprises of; entrance hall, generous lounge, kitchen, two double bedrooms and a main bathroom. Externally, there is allocated off road parking for one vehicle. This property also benefits from gas central heating and double glazing.

The property is situated on the sought after Sophia Court, King Edward Road which is within walking distance of Caldecott Park and the 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 a good selection of primary and secondary schooling, including academies, grammar schools, Warwickshire College, and the renowned Rugby School. The property is also well positioned for the commuter with easy access to major road networks and a short drive to Rugby Railway Station offering a regular rail service to London Euston in just under 50 minutes.

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

## Entrance

Entrance hall with access to reception rooms. Carpet flooring.

## Lounge

Spacious lounge featuring window to the side aspect. Carpet flooring.

## Kitchen

The kitchen features a range of wall and mount base units, with integrated appliances including an oven with four gas hob and extractor fan, dish washer and a sink & drain. There is also additional space for a fridge freezer. Tiled flooring and skylight window.

## Storage/Utility

A bigger than average storage cupboard with plumbing for a washing machine, plus the boiler.

## Landing

Loft hatch providing loft access.

## Bedroom One

Featuring space for a wardrobe and window to the front aspect.

## Bedroom Two

Featuring space for a wardrobe and skylight window.

## Bathroom

With built in bath and shower, low level WC, wash hand basin and extractor fan. Tiled flooring.

## Parking

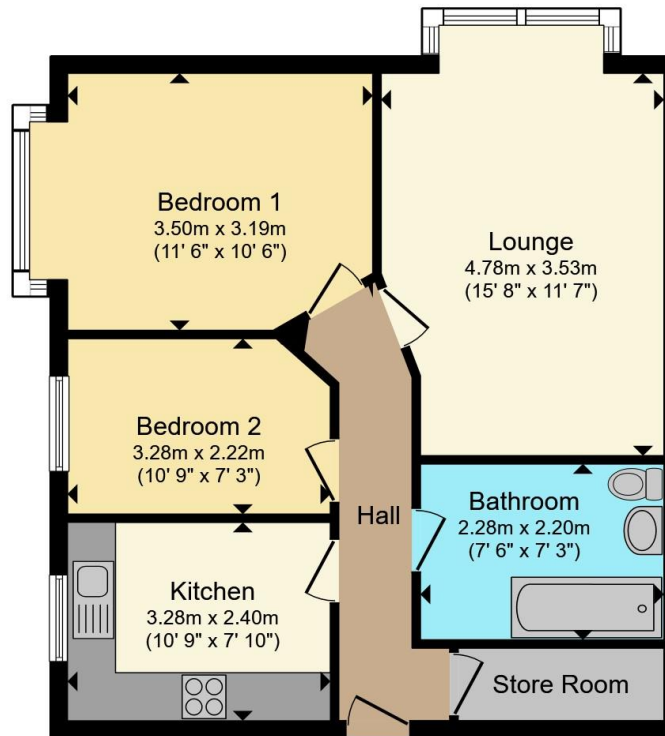
This apartment comes with allocated off road parking for one vehicle.











Total floor area 64.3 m<sup>2</sup> (692 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

Connells

To view this property please contact Connells on

**T 01788 579880**  
**E [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)**

25 Regent Street  
RUGBY CV21 2PE

EPC Rating: C

Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RBY107228](http://connells.co.uk/Property/RBY107228)**

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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