

**BUCHANAN ROAD, RUGBY, CV22**

**£120,000 | 2 Bed Flat - Purpose Built**

**BELVOIR!**



An ideal opportunity to acquire this top floor, two bedroom apartment in a leafy location in the Overslade area of Rugby. There is allocated parking for 1 car, with further parking available on-street. The apartment is well presented and comprises 2 bedrooms, a family bathroom, and an open plan living room / kitchen. It is light and airy throughout.

This is a leasehold property. The vendor advises the remaining lease is around 107 years, and total annual charges including ground rent are around £2,690

- NO CHAIN
- QUIET LOCATION
- EPC C RATED
- TOP FLOOR
- GOOD INTERNAL CONDITION
- 2 BATHROOMS

COUNCIL TAX BAND: B

**Draft Details.**

At the time of print, these particulars are awaiting approval from the vendor(s).

**Disclaimer.**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



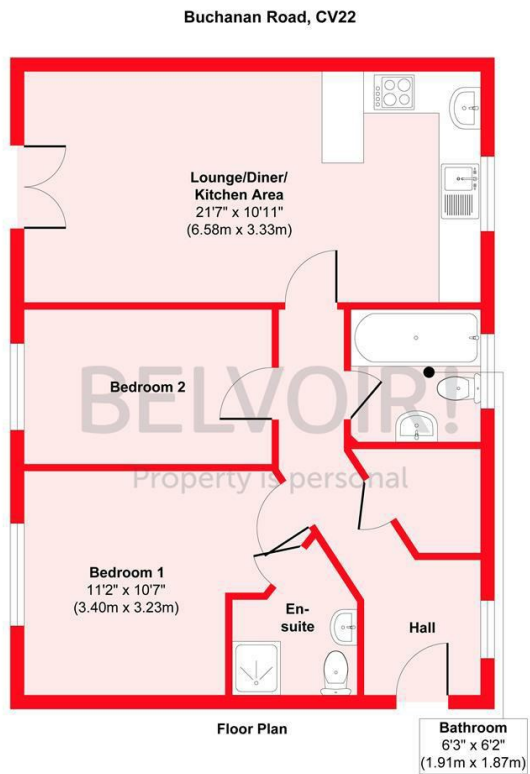
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 638 sq. ft / 59.30 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

