



**EDWARD KNIGHT**  
ESTATE AGENTS

FLAT 15 HEARTH HOUSE, SIGNALMAN COURT, RUGBY, CV21 1FR

£170,000





### PROPERTY SUMMARY

A well presented two bedroom third floor apartment conveniently located just off Technology Drive with Rugby railway station, town centre, retail parks and supermarket all within walking distance. The accommodation briefly comprises: entrance hall, open plan living kitchen, main bedroom with en-suite shower room, second bedroom and separate bathroom. The property further benefits from gas fired central heating, uPVC double glazing, allocated parking space and secure intercom entry. The property is offered for sale with no onward chain and would be an ideal investment or first time purchase.

### LOCATION

Hearth House is ideally located within walking distance of Rugby town centre and Rugby railway station. The town itself has a varied selection of high street and independent shops, as well as restaurants, bars and coffee shops.

Within walking distance of the property there are a wide range of amenities which can be found at Elliott's Field and Junction One retail parks including high street shops, restaurants, a gym and cinema.



Schooling for all ages can be found within the town or a short bus journey away, with Lawrence Sheriff and Rugby School both being within walking distance.

The property is perfectly positioned for the commuter with easy access to road and rail networks, including M1, M6, M45 and A45. Rugby railway station offers a frequent high speed train service to London Euston in just under 50 minutes, as well as regular services to Coventry, Birmingham, and the north.

#### **ENTRANCE HALL**

Enter via a composite panel effect door. Single panel radiator. Intercom entry phone. Electric consumer unit. Recessed ceiling spotlights. UPVC double glazed window. Wall mounted thermostat for the central heating. Smoke alarm. Built-in storage cupboard. Doors to all further accommodation.

#### **OPEN PLAN LIVING KITCHEN**

17' 4" x 11' 8" (5.28m x 3.56m)

UPVC double glazed windows to the front and rear aspects. Two double panel radiators. A range of Shaker style units surmounted by wood effect roll-edge worksurfaces incorporating a breakfast bar. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Built-in stainless steel single electric oven, four ring gas hob and concealed extractor hood. Integrated dishwasher and washing machine. Space for a fridge freezer. Concealed combination boiler. Wall mounted thermostat timer for central heating. TV and satellite connections. Telephone socket. Wood effect flooring. Ceiling mounted extractor fan. Recessed ceiling spotlights to the kitchen area.



#### **BEDROOM ONE**

10' 6" x 8' 4" (3.2m x 2.54m)

UPVC double glazed window. Single panel radiator with thermostat control. TV aerial socket.

#### **ENSUITE**

White suite comprising: pedestal wash hand basin with mixer tap, low-level close coupled toilet and a fully tiled shower enclosure with electric shower. Tiled floor. Recessed ceiling spotlights. Extractor fan. Chrome heated towel rail radiator.



### BEDROOM TWO

9' 5" x 7' 8" (2.87m x 2.34m)

UPVC double glazed window with thermostat control.  
Single panel radiator with thermostat control.

### BATHROOM

6' 7" x 5' 5" (2.01m x 1.65m)

White suite comprising: pedestal wash hand basin with mixer tap, low-level close coupled toilet and panelled bath with separate taps and thermostatic shower over. Tiling to splashback areas. Tiled floor. Recessed ceiling spotlights. Ceiling mounted extractor fan. Chrome heated towel rail radiator. Obscure UPVC double glazed window.

### PARKING AND COMMUNAL AREAS

One allocated parking space in the communal car park. Intercom entry into the communal hallway with stairs rising to the first floor.

### COUNCIL TAX

BAND B

### AGENTS NOTES

GROUND RENT: £250 Per Annum

SERVICE CHARGE: £1,200 Per Annum

APPROX 116 YEARS LEFT REMAINING ON LEASE

PROPERTY IS LEASEHOLD



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		