



EDWARD KNIGHT
ESTATE AGENTS

FLAT 4 ELLIOTT HOUSE, DOYLE CLOSE, RUGBY, CV21 1RA

£180,000





PROPERTY SUMMARY

Edward Knight are delighted to present this immaculate two bedroom apartment conveniently located within walking distance of Rugby railway station, town centre and a wide range of amenities, whilst major road networks are also within easy reach. The property briefly comprises: entrance hall, open plan lounge/kitchen/dining room, en-suite bathroom to master bedroom, second bedroom and a bathroom. The property further benefits from gas fired central heating, uPVC double glazing, an allocated parking space and video intercom entry.

Viewings for this property are strictly by appointment with Edward Knight's Regent Street office's.

LOCATION

Doyle Close 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

10' 1" x 3' 6" (3.07m x 1.07m)

OPEN PLAN LOUNGE/KITCHEN/DINING ROOM

23' 5" x 12' 6" (7.14m x 3.81m)

BATHROOM

6' 3" x 7' (1.91m x 2.13m)

BEDROOM ONE

12' 4" x 9' 1" (3.76m x 2.77m)

ENSUITE

8' 3" x 5' 6" (2.51m x 1.68m)

BEDROOM TWO

10' 7" x 7' 8" (3.23m x 2.34m)

AGENTS NOTES

The property is LEASEHOLD.

Lease term is 250 years from 1st April 2017. There are approximately 242 years remaining.

The current service charge is approximately £120.00 per month.

The current ground rent is £175.00 per annum





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		