



**EDWARD KNIGHT**  
ESTATE AGENTS

6 STANIER COURT, CHARLES WARREN CLOSE, RUGBY, CV21 2XQ

£135,000





#### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this two bedroom apartment conveniently located within easy walking distance of Rugby town centre and railway station. Having an allocated off-road parking space, the accommodation briefly comprises: entrance hall, open plan living kitchen diner, two double bedrooms and refitted shower room. The property further benefits from gas fired central heating, uPVC double glazing and secure intercom entry, the property also includes the blinds.

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



## LOCATION

Charles Warren Close, is a particularly popular location in central Rugby that is just a few minutes walk to the town centre shopping areas and Rugby Railway Station.

Rugby's town centre offers high street and independent retail outlets and a variety of bistro's, restaurants and coffee shops. Lawrence Sheriff grammar school for boys and the world renowned Rugby School are both within a ten minute walk of the property, while Rugby High School for girls and a good range of state and independent schools are available just a short drive from the town centre.

Rugby is conveniently situated in close proximity to major rail and road links. The property is just a 3 minute walk to Rugby Railway Station with Euston only 50 minutes away. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities such as Birmingham, Coventry, Leamington Spa and Northampton.



#### LIVING ROOM

13' x 10' 4" (3.96m x 3.15m)

#### KITCHEN AREA

8' 6" x 10' 4" (2.59m x 3.15m)

#### BEDROOM ONE

13' 4" x 9' 1" (4.06m x 2.77m)

#### BEDROOM TWO

9' 5" x 7' 4" (2.87m x 2.24m)

#### SHOWER ROOM

6' 6" x 5' 4" (1.98m x 1.63m)

#### AGENTS NOTES

Lease details

The property is LEASEHOLD.

Lease term is 125 years from 4th February 2008.

The current service charge is approximately  
£440.00 for half the year.

The current ground rent is £200.00 per annum

