



EDWARD KNIGHT
ESTATE AGENTS

FLAT 8 CLARENDON COURT, 20 CLIFTON ROAD, RUGBY, CV21 3QF

£145,000





PROPERTY SUMMARY

We are delighted to offer for sale this two bedroom well presented flat conveniently located a short walk from Rugby railway station and town centre. This good sized accommodation is finished to a high specification and briefly comprises of an entrance hall, spacious open plan living/dining room, kitchen with integrated oven and fridge and two well proportioned bedrooms both having built in fitted wardrobes. This property also benefits from viadex intercom and also parking available to the rear of the property with a parking permit.

LOCATION

The property is located on Clifton Road, one of the most popular locations in Rugby for town houses, whilst being within walking distance of the town centre shopping areas, the road itself is a pretty tree lined street with various amenities and an established cemetery.

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 ten 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.

ENTRANCE HALL

25' 7" x 4' 3" (7.8m x 1.3m)

LIVING/DINING ROOM

15' 7" x 13' 0" (4.75m x 3.96m)

KITCHEN

12' 6" x 7' 1" (3.81m x 2.16m)

BEDROOM ONE

11' 7" x 9' 5" (3.53m x 2.87m)

BEDROOM TWO

10' 4" x 7' 7" (3.15m x 2.31m)

SHOWER ROOM

5' 8" x 7' 7" (1.73m x 2.31m)

UTILITY CUPBOARD

2' 9" x 2' 4" (0.84m x 0.71m)

STORAGE

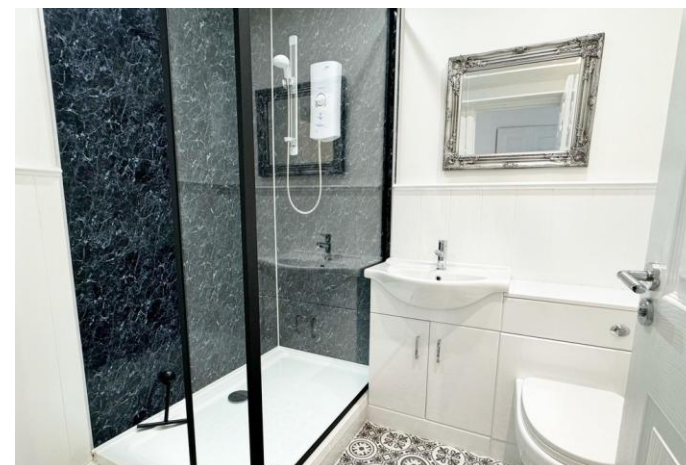
4' 8" x 3' 4" (1.42m x 1.02m)

LEASE INFORMATION

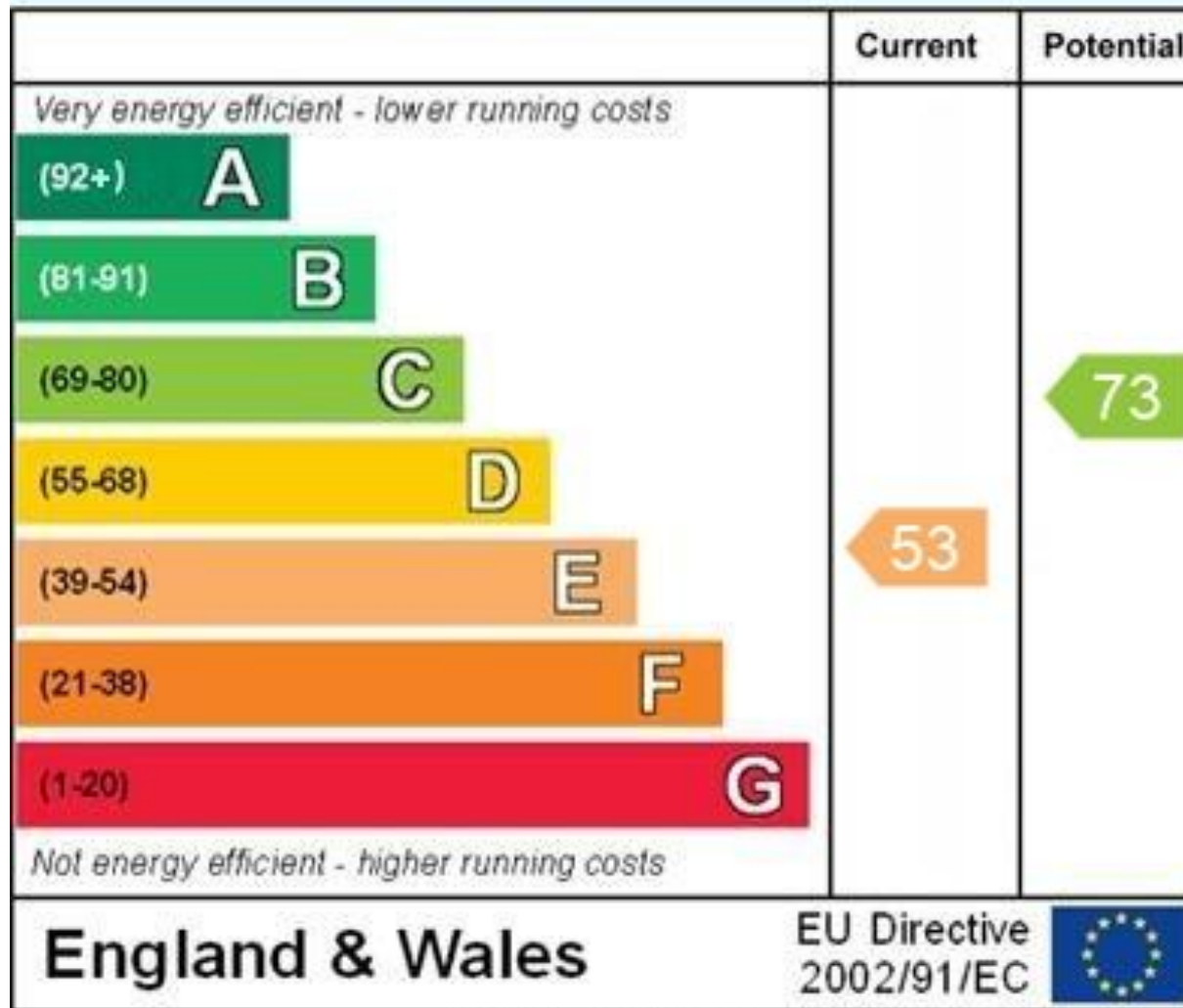
Management company - Howkins and Harrison

Service charge - £1000.00 P A

Lease - 97 years



Energy Efficiency Rating



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