



**EDWARD KNIGHT**  
ESTATE AGENTS



- NO CHAIN
- FIRST FLOOR APARTMENT
- ONE BEDROOM
- IDEAL INVESTMENT OR FIRST TIME BUY

8 Skelton Court, Overslade Lane, Rugby, CV22 6EN

£110,000 (Offers In Excess Of)

This well presented one bedroom first floor apartment is for sale with NO CHAIN. The property comprises of: Entrance porch, Lounge, Separate kitchen, Bedroom, Bathroom and secure gated parking with allocated parking for one car. The property is located close to local amenities, good schooling and offer easy access into the Rugby Town Centre and Train Station.

Please call Edward Knight Estate Agents on 01788 543222 to arrange viewings.



## Property Description

### COMMUNAL ENTRANCE

Door to front aspect. Stairs rising to the first floor.

### ENTRANCE PORCH

Door from communal hallway. Electric radiator. Door into:

### INNER HALLWAY

Airing cupboard. Doors onto further accommodation. Inter telecom system.

### LOUNGE

15' 6" into bay x 15' 3" max (4.72m x 4.65m)  
UPVC double glazed bay window to front aspect.  
Electric radiator. Television and telephone points. Open into

### KITCHEN

6' 3" x 8' 8" (1.91m x 2.64m)  
UPVC double glazed window to side aspect. Wall and base units with work surfaces over. Stainless steel sink and drainer unit with a mixer tap. Integrated electric hon and electric oven with cooker hood above. Space for washing machine and fridge freezer.



### BEDROOM

12' 4" x 12' 1" (3.76m x 3.68m)  
UPVC double glazed window to front aspect. Electric radiator.

### BATHROOM

Panelled bath with mixer taps and mains powered shower over. Wash hand basin. Low level WC. Heated towel rail. Partly tiled walls. Extractor fan. Shaver points.



#### FURTHER INFORMATION

##### Parking

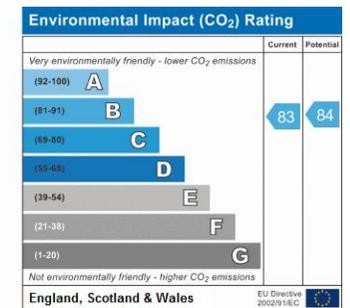
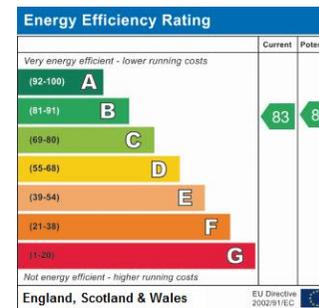
Allocated parking for one car situated within a secure gated parking area behind the property.

##### Leasehold Information:

Years remaining: **Please confirm**

Service charge: **Please confirm**

Ground rent: **Please confirm**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements