



MATTHEW JAMES

Property Services



25 Brinklow Road, Rugby, CV23 0JE

Offers Around £125,000

ONE DOUBLE BEDROOM... LARGE LOUNGE DINING ROOM... SHOWER WET ROOM... BEAUTIFUL SURROUNDINGS... OVER 55'S ONLY... SELF CONTAINED LIVING... VACANT WITH NO UPWARD CHAIN... THIRD FLOOR WITH ELEVATOR ACCESS... IN-HOUSE FACILITIES INCLUDING SHOP, BAR, HAIRDRESSERS AND BISTRO CAFE... AMPLE PARKING... COUNTRYSIDE LOCATION... COMMUNITY SPIRIT WITH ORGANISED TRIPS AND SOCIAL GATHERINGS.

Nestled on Brinklow Road between the charming villages of Easenhall and Brinklow, this delightful one-bedroom apartment offers a unique opportunity for those aged over fifty five seeking a tranquil and supportive living environment. Set within the historic Town Thorns, the property boasts access to beautifully maintained gardens, providing a serene backdrop for relaxation and leisurely strolls.

The apartment features a comfortable lounge dining room, perfect for entertaining guests or enjoying quiet evenings in. The well-appointed bedroom offers a peaceful retreat, whilst the shower 'wet room' is designed for convenience and ease of use. Residents will appreciate the inclusive nature of the majority of bills, allowing for a hassle-free lifestyle. Ask us for further information on this.

In addition to the lovely living space, the community offers a range of amenities right on your doorstep. A local shop, hairdressers, and a bistro café are all within easy reach, ensuring that daily necessities and social opportunities are always readily available.

Communal Grounds



Set within 25 acres of beautifully manicured gardens, this historic property provides opportunity for you to walk and take in the tranquil ponds, water features, surrounding countryside and for those that drive, there is also ample parking.

Facilities



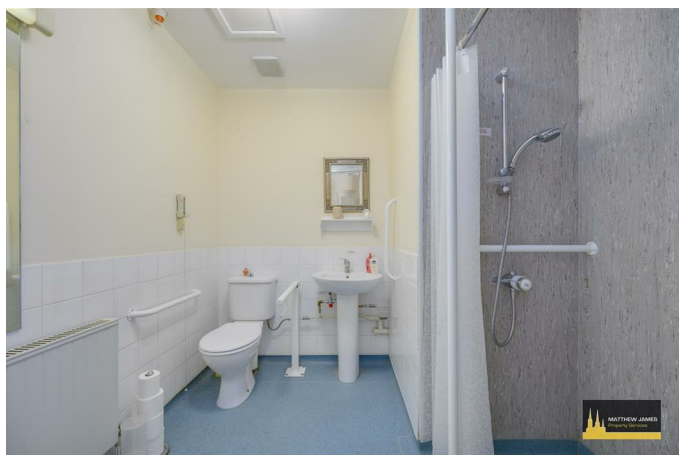
All residents are able to use all the facilities within Town Thorns including a Bistro Café, hairdressers, bar and shop. There is also an active resident social scene for those that want it or for those that don't want too - the choice is yours. Regular trips out, games nights and much more. Call us for further details.

Entrance Hallway

Having doors leading off to:

Shower Room

7'6 x 7'2 (2.29m x 2.18m)



Having 'walk-in' wet room style shower with pedestal wash hand basin, low level flush WC, safety pull chord alarm system and tiling to all splash prone areas.

Master Bedroom

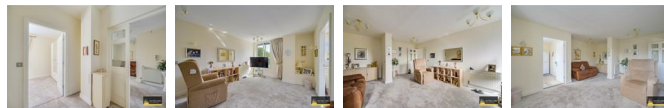
13'7 x 9'4 (4.14m x 2.84m)



Having a double glazed window to the side elevation, safety pull chord alarm system and built-in wardrobe to the one wall.

Lounge Dining Room

17'7 x 13'10 (5.36m x 4.22m)



Having a double glazed window to the side elevation, dining area, safety pull chord alarm system and door leading off to:

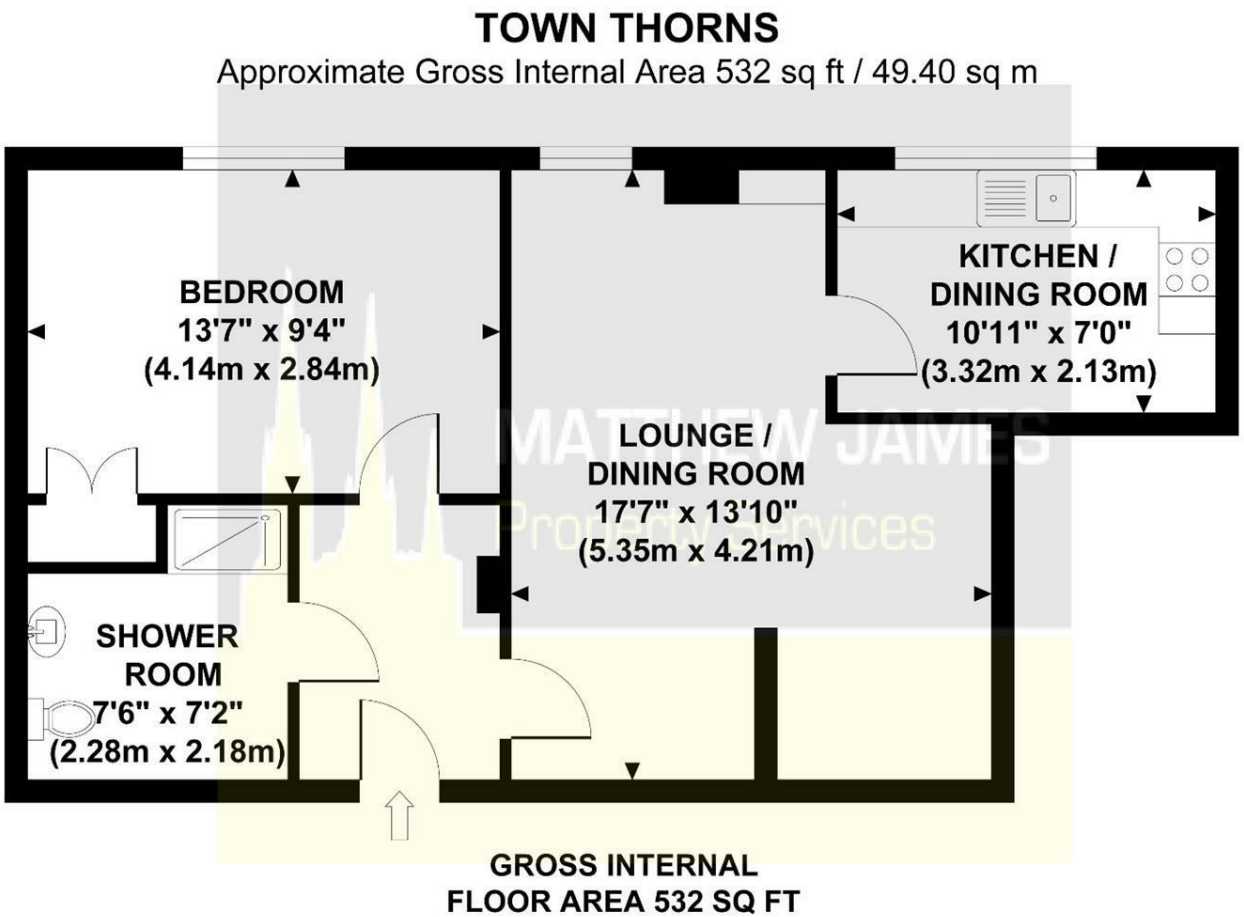
Kitchen

10'11 x 7'10 (3.33m x 2.39m)



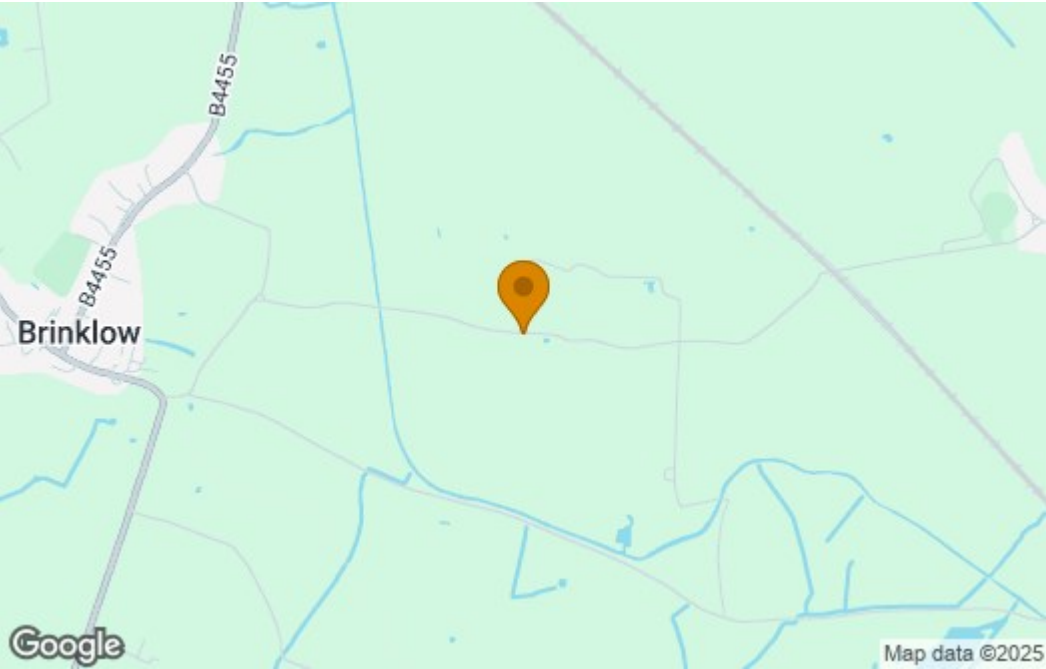
Having a double glazed window to the side elevation, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space for a fridge freezer, built-in cooker with electric hob over and tiling to all splash prone areas.

Floor Plan

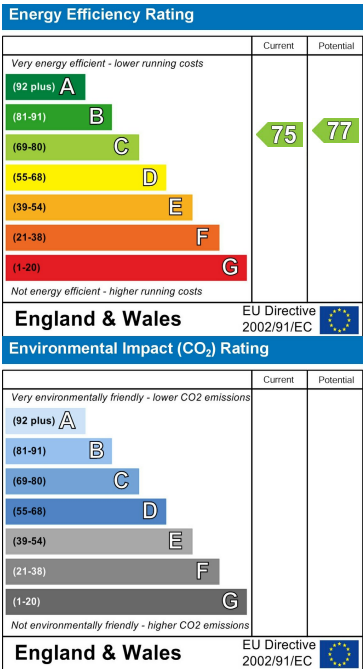


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY
02477 170170

info@matthewjames.uk.com
www.matthewjames.uk.com

Facebook
Twitter