



Charles Warren Close, , Rugby CV21 2XQ
Offers In The Region Of £135,000

archerbassett
LETTINGS AND SALES

- SPACIOUS SECOND FLOOR FLAT LOCATED IN THE HEART OF RUGBY TOWN CENTRE
- MAIN BEDROOM HAVING EN-SUITE SHOWER ROOM
- NICELY PRESENTED BATHROOM
- NEW BOILER INSTALLED JUNE 2025 COMPLETE WITH 10 YEAR WARRANTY
- TWO BEDROOMS
- SPACIOUS OPEN PLAN LIVING AREA/FITTED KITCHEN WITH BUILT-IN OVEN
- PARKING FOR ONE VEHICLE
- WALKING DISTANCE TO RUGBY TRAIN STATION AND TOWN CENTRE

Nestled in the vibrant heart of Rugby town centre, this delightful second-floor flat on Charles Warren Close offers a perfect blend of modern living and convenience. Spanning an impressive 710 square feet, the property was built in 2010 and boasts contemporary features that cater to today's lifestyle. Upon entering, you are welcomed into an entrance hallway with storage cupboards and spacious open-plan living room and fitted kitchen, complete with an oven, creating an ideal space for both relaxation and entertaining. The flat comprises two well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room. A second bathroom serves the rest of the flat, ensuring comfort and convenience for all. The property is equipped with gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Additionally, residents will appreciate the convenience of parking for one vehicle which is a valuable asset. This flat is perfect for those seeking a modern home in a lively location, with easy access to local amenities, shops, and transport links. Whether you are a first-time buyer, a young professional, or looking to downsize, this property presents an excellent opportunity to enjoy the best of Rugby living.

