



Connells

Grove House Anton Close
Rugby

Grove House Anton Close Rugby CV21 1PA

for sale offers in excess of
£130,000



Property Description

Finished to an excellent standard throughout, the apartment features a contemporary open-plan living, dining and kitchen area, creating a bright and sociable space to relax or entertain. The stylish fitted kitchen comes complete with integrated appliances, while the generous double bedroom benefits from a built-in wardrobe. A spacious modern bathroom, gas central heating, uPVC double glazing and a secure video entry system add further comfort and peace of mind.

Outside, the property also benefits from an allocated parking space and is offered to the market with no onward chain, making it an ideal hassle-free purchase.

Accommodation comprises: Entrance Hall, Open-Plan Lounge/Dining/Kitchen, Double Bedroom, Bathroom and Allocated Parking Space.

A fantastic opportunity to own a modern, low-maintenance home in a popular location – ready for you to move straight in and start enjoying.

Lyon House is situated in an ideal location and further benefits from excellent easy commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks and Rugby Railway Station which offers a mainline service to Birmingham New Street and London Euston is about 50 minutes. Rugby also offers an extensive range of shopping facilities, including Elliott's Field retail and Leisure park and The Clock Towers shopping centre.

Entrance Hallway

Video Entryphone, Carpet.

Lounge Diner/ Kitchen

Spacious Open Plan Living with front aspect. Modern fitted Kitchen with a selection of wall and base units. Integrated fitted appliances including, fridge freezer, double oven and washing machine.

Bedroom

To rear, carpets and fitted wardrobe.

Bathroom

White suite with bath and shower over. WC, sink and storage cupboard. Full tiles around bath.

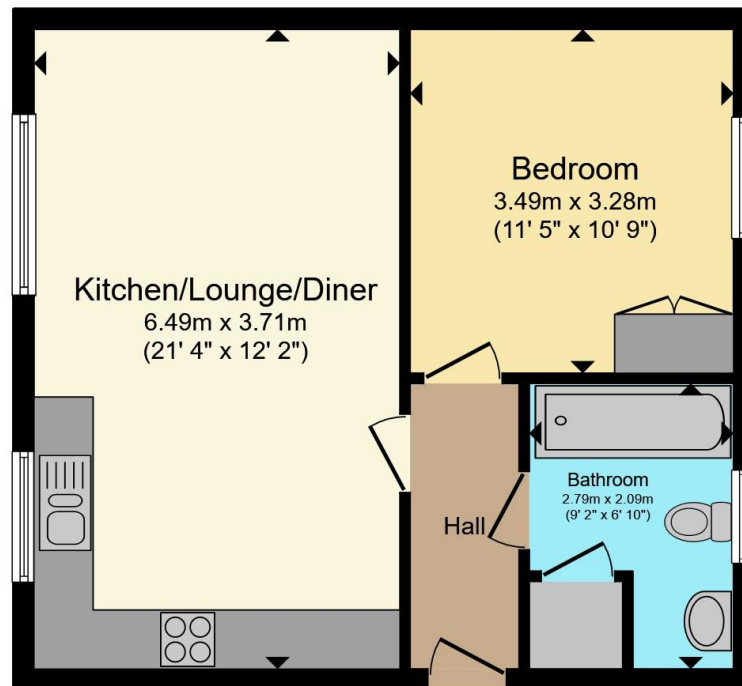
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Top Floor

Total floor area 46.0 m² (495 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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25 Regent Street
 RUGBY CV21 2PE

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 1571.88

Ground Rent:
 175.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Apr 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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