



1 Eastlands Mews

BRONTE CLOSE, RUGBY, CV21 3PW

Henry James
The **Rugby** Property Expert

 **The
Property
Experts**



Have you ever dreamed of life in a stunning conversion of a former schoolhouse with great commuter links, easy access to local shops, schools and to the Great Central Walk? This dream can be your new reality with this stylish townhouse!

Property at a glance

Stylish, Modern Freehold Townhouse

Two Generous Double Bedrooms

Open Plan Kitchen-Dining-Living Room

Allocated Parking For One Car

Spacious Rear Garden

Neighbours The Great Central Walk

Excellent Commuter Transport Links

High Street Shopping Within Walking Distance

Local Schools Within Walking Distance

EPC Rating - C





It's a pleasure to introduce you to this beautifully presented two bedroom end of terrace townhouse! Eastlands Mews was originally converted in 2020 from what was previously Eastlands School, to create nine individual townhouse style properties and two individual apartments. This stylish, modern townhouse offers two bedrooms, one bathroom, a spacious rear garden and allocated parking for one car with additional parking spaces available for visitors.

Rugby is conveniently situated in close proximity to major rail and road links. The property is just a short walk to Rugby Railway Station with its mainline train route to London Euston in one direction and Birmingham New Street in the other. The M1, M6 and M45 motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities such as Leamington Spa, Coventry, and Northampton.



“For me there are few properties that come to the market that compare to this property, it really is a statement property with a first impression that is hard to be beaten”

The Seller's View

"The developers' really retained the character of the original school building from the exterior. I love the quirky windows. There are only 4 rooms in the whole house but it has 11 windows. I love how bright it is."

"The location is ideal! I commute to work on the train most days, which obviously makes it extremely convenient. The tree lined Great Central Way makes it seem secluded and quiet despite it's central location. It ticked all the boxes for me."

"The downstairs, open-plan, living area is definitely my favourite room in the house. It is such a sociable space, you can have friends round for dinner, cook in the kitchen and still be a part of the conversations, watching sport together and enjoying each others' company, before serving up a feast across the large breakfast bar for everyone to tuck into."



"Our favourite room – The Kitchen, Dining & Living Room"

Directions

Heading East on the M6, at junction 1, take the A426 exit to Rugby/Lutterworth. Take the slip road to A426. At the roundabout, take the 2nd exit onto A426. At the roundabout, take the 2nd exit and stay on A426. At the roundabout, take the 2nd exit onto A426. At Kipling Roundabout, take the 1st exit onto Boughton Road. Go through 1 roundabout. Continue onto Butlers Leap. Turn right onto Clifton Road. Go through 2 roundabouts. Turn left onto St Peters Road. Turn left onto Bronte Close. Turn left, 1 Eastlands Mews, Bronte Close, Rugby, CV21 3PW will be ahead

Services

Mains gas, mains electricity, mains water and broadband is connected

Tenure

Freehold

Local Authority & Tax Band

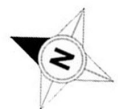
Rugby Borough Council
Main Street, Rugby, CV21 5QA
www.rugbycouncil.gov.uk
Tel 01788 823456
Tax band - C

Viewing Arrangements

Viewing strictly by appointment with sole agent
Henry James - 07960 882807
henry@thepropertyexperts.co.uk

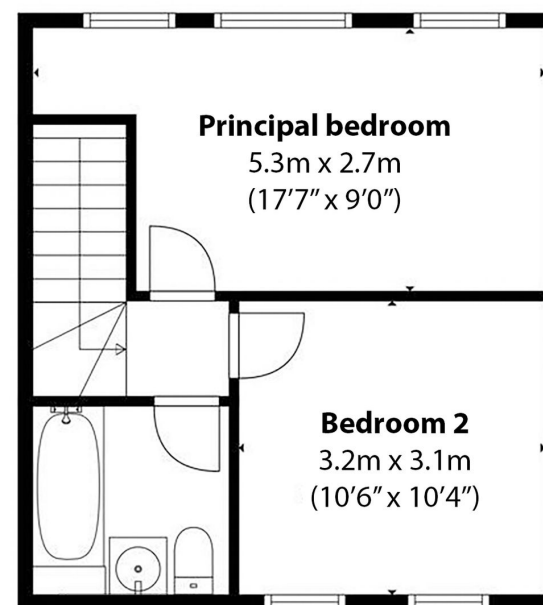
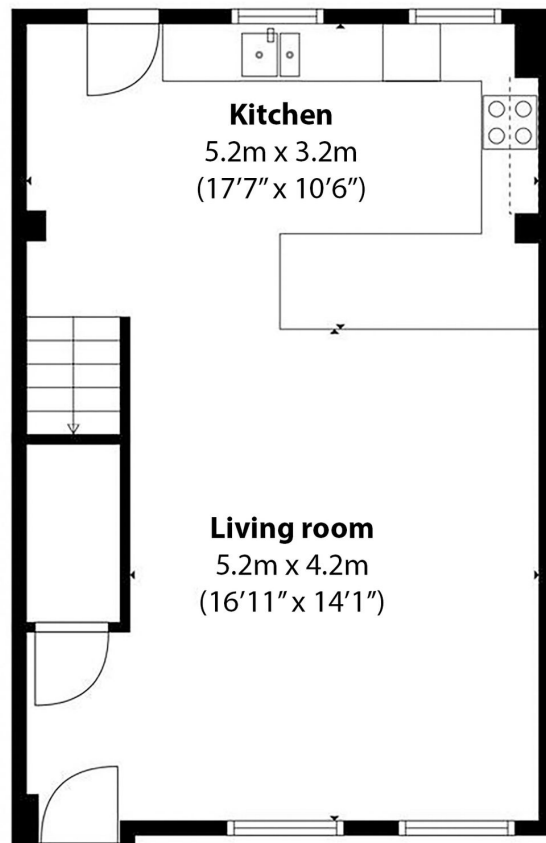
Amenities/Distances

Town Centre 1.0 miles
Primary Schools 0.5 miles
Train Station 0.8 miles
Motorway links 3.0 miles
Airport 23.8 miles
Nearest City 12.7 miles
Bus Stop 0.2 miles
University 12.1 miles
Hospital 0.9 miles



Eastlands Mews, Rugby, CV21

Total Approximate area = 77 sq.m. / 828 sq ft



AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Energy rating	Current	Potential
A		
B		89 B
C	77 C	
D		
E		
F		
G		

About the **Area**

Rugby

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the worlds first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton.



Warwickshire

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history



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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”

Sam Kealy

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