



**Connells**

Elliot House Doyle Close  
Rugby

# Elliot House Doyle Close Rugby CV21 1RA

for sale offers in the region of  
**£175,000**



## Property Description

\*\*\*CALLING ALL FIRST TIME BUYERS\*\*\*

Connells are delighted to bring to market the opportunity to acquire this immaculately presented, spacious, two bedroom apartment in Elliot House on Doyle Close, Rugby. In brief, the apartment comprises of an entrance hall, modern open-plan lounge/kitchen/diner, two generous sized bedrooms with an en suite to the master bedroom plus a main bathroom. Additionally, there is allocated off road parking. The property also benefits from gas central heating and double glazing throughout.

Doyle Close 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 in about 50 minutes.



There is an impressive range of state and private schooling available in Rugby and the surrounding areas including Bilton Grange, Rugby High School, Lawrence Sheriff, Princethorpe College, and the renowned Rugby School. Rugby also offers an extensive range of shopping facilities, including Elliott's Field retail and Leisure park and The Clock Towers shopping centre.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing!

## Entrance Hall

A welcoming and spacious entrance hall with a built in storage cupboard, loft hatch and window to the front aspect.

## Lounge/Kitchen/Diner

A spacious modern open-plan living area. The kitchen features a range of fitted cabinets with integrated appliances including; an oven with four gas hob and extractor fan and a fridge freezer. There is also additional space for a washing machine. This room holds a tall window to the front and window to the rear aspect allowing for plenty of natural day light.

## Bedroom One

Featuring built in storage cupboard and window to the rear aspect.

## En Suite

En suite off the master bedroom with walk in shower, low level WC, sink, heated towel rail and a fan.

## Bedroom Two

Featuring space for a wardrobe and window to the rear aspect.

## Bathroom

With built in bath and fitted shower, low level WC, sink, heated towel rail and frosted window to the rear aspect.

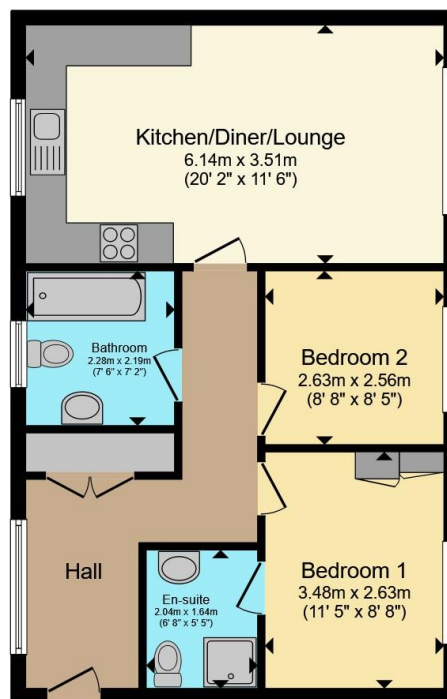
## Parking

This property comes with allocated parking.









**Ground Floor**

Total floor area 59.9 m<sup>2</sup> (645 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01788 579880**  
**E [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)**

25 Regent Street  
 RUGBY CV21 2PE

EPC Rating: B

Council Tax  
 Band: B

Service Charge:  
 1608.96

Ground Rent:  
 175.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RBY107463](http://connells.co.uk/Property/RBY107463)**

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.

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