



Scan me to get a **detailed property report & valuation** on your house!



Hopps Lodge Drive,
Offers Over £140,000

complete ●●●
ESTATE AGENTS

Hopps Lodge Drive, , Rugby

Welcome to this charming First-floor flat located on Hopps Lodge Drive in Rugby. Built in 2008, this modern property offers a comfortable and convenient living space, perfect for individuals or small families seeking a contemporary home.

The flat features two well-proportioned bedrooms, providing ample space for relaxation and rest. With two bathrooms, including an en-suite, the property ensures that morning routines are both efficient and private. The inviting reception room serves as a delightful area for entertaining guests or enjoying quiet evenings at home.

One of the key advantages of this flat is the designated parking space for one vehicle, offering ease and convenience in this bustling area. The property is situated in a pleasant neighbourhood, making it an ideal choice for those who appreciate a peaceful environment while still being close to local amenities.

This flat is not only a practical choice but also a stylish one, with modern finishes and a layout that maximises space and light. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to own a piece of Rugby's vibrant community. Don't miss the chance to make this lovely flat your new home.

Current tenants in situ on a rolling monthly basis if purchasing for own purchase or investment purposes

Communal Entrance hall

Hallway

Kitchen

Open Plan Living/Dining Room

Master Bathroom

Bedroom One and En-suite

Bedroom Two

Outside

Allocated Parking



Tenure

Lease 250 years commencing 01/04/2007, therefore 232 years remaining

Ground rent £180.85 per annum

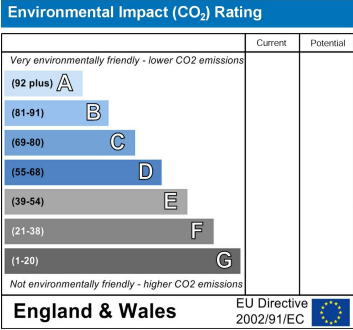
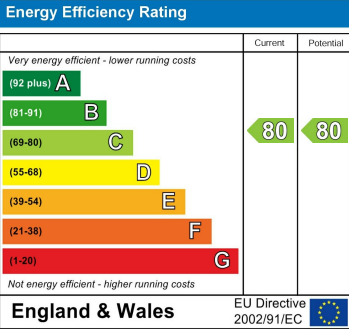
Maintenance/Service charge £2454.80 per annum

Current tenants in situ on a rolling monthly basis if purchasing for own purchase.

About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.





Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.