Flat 8 24 Warwick Street
Town Centre
RUGBY
CV21 3DW

Guide Price £110,000

- TOP FLOOR APARTMENT
- REFURBISHED
- SPACIOUS LOUNGE
- NO ONWARD CHAIN
- ONE DOUBLE BEDROOM
- RREFITTED SHOWER ROOM
- REFITTED KITCHEN
- ENERGY EFFICIENCY RATING E

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk

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NO ONWARD CHAIN A refurbished, deceptively spacious duplex apartment is set within a stunning Grade Two listed conversion. Located on the top floor of this period property the apartment offers great accommodation over two floors, In brief the accommodation comprises; entrance hallway, double bedroom, refitted kitchen, good sized living room and a refitted shower room. The property also benefits from double glazing, electric heating and new flooring throughout. The apartment has been well maintained and retains many original features. Warwick Street is situated in the heart of Rugby only a short distance away from the historic Rugby school, Rugby library and within easy walking distance of a wealth of excellent town centre amenities. Early internal viewing is highly recommended. This property is considered an ideal investment or buy to let opportunity.

Accommodation Comprises
Entry via the communal entrance with stairs rising to the apartment.

Entrance Hall
Stairs rising to first floor. Electric heater. Door to bedroom.

Bedroom
12'2" x 11'1" (3.71m x 3.39m)
Electric heater. Timber framed double glazed window to rear. Coving to ceiling.

Landing
Timber framed double glazed window to side of stairs. Storage cupboard. Doors off to kitchen and shower room.

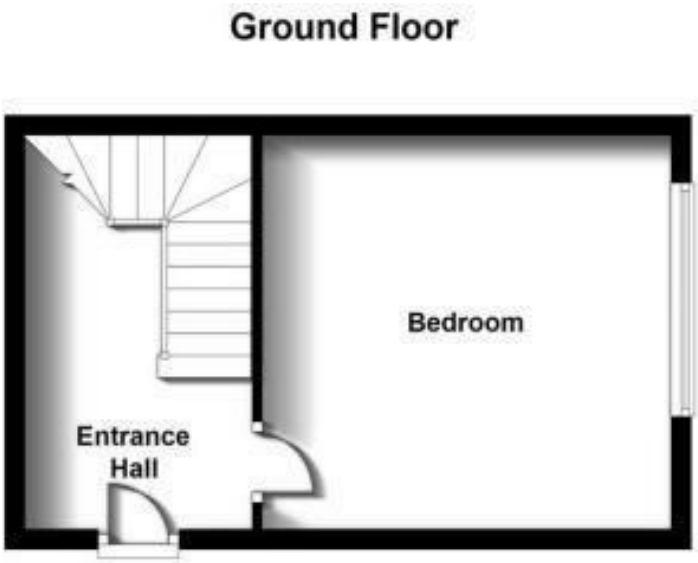
Refitted Shower Room
11'9" x 7'0" (3.60m x 2.14m)
Modern shower room, with shower cubicle housing Mira electric shower, wash hand basin and low level w.c. Tiled walls. Heated towel radiator. Vinyl flooring. Extractor fan. Upvc double glazed window to side elevation.

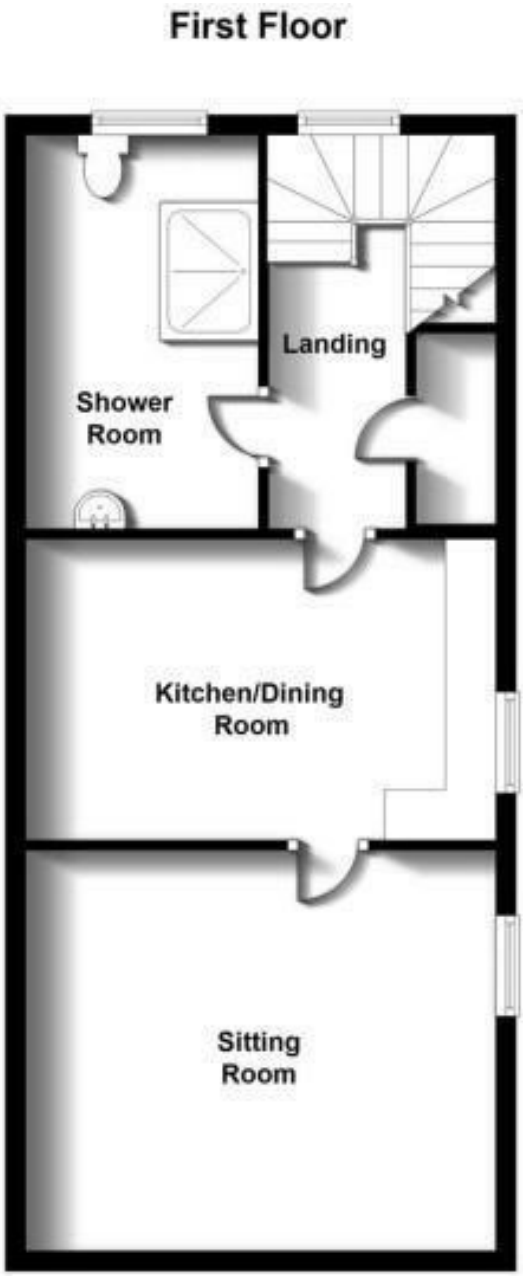
Refitted Kitchen / Dining Room
7'8" x 15'2" (2.35m x 4.64m)
Refitted with a range of low level cupboards and drawers with wooden work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Electric oven, ceramic hob. Tiled splash backs. Vinyl flooring. Spotlights. Eaves storage cupboard. Timber framed double glazed window to rear aspect.

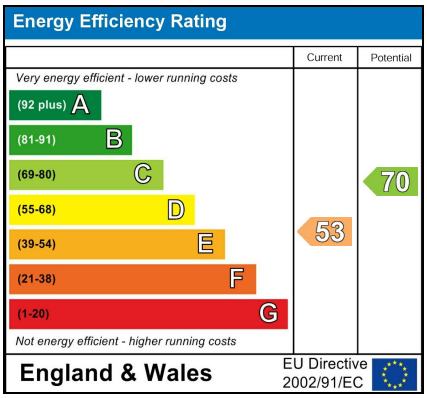
Lounge
13'8" x 14'0" (4.17m x 4.28m)
A spacious room with timber framed double glazed window to rear. Electric heater. Spotlights.

Agents Note
Local Authority: Rugby
Council Tax Band: A
Energy Efficiency Rating: E
Length Of Lease: (125 Years) Remaining 115 Years
Annual Service Charge Amount: £1020

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.







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