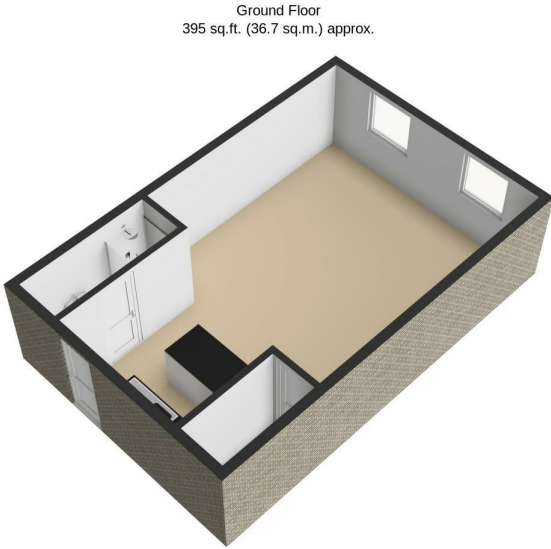


1 Church Court  
Little Church Street  
Rugby  
CV21 3DG



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	75	75	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2026



# Church Court, Rugby

**£75,000**

Welcome to this modern studio apartment situated in the heart of Rugby, offering a perfect blend of comfort and convenience. This delightful property features a well-designed living space that maximises both style and functionality.

The spacious living area that provides ample room for relaxation and storage. The modern fitted kitchen is a standout feature, equipped with integrated appliances including a washing machine, fridge, and a built-in oven and hob, making it ideal for those who enjoy cooking and entertaining.

The fully tiled shower room adds a touch of luxury, providing a refreshing space to unwind after a long day. With its contemporary design and thoughtful layout, this studio apartment is perfect for individuals or couples seeking a low-maintenance lifestyle in a vibrant town centre location.

Church Court is conveniently positioned, allowing easy access to local amenities, shops, and transport links, making it an excellent choice for those who value both comfort and accessibility. This property is not just a home; it is a lifestyle opportunity waiting to be embraced. Don't miss your chance to make this modern studio your own.

## Contact

01788560905

[sales@cadmanhomes.co.uk](mailto:sales@cadmanhomes.co.uk)

[www.cadmanhomes.co.uk](http://www.cadmanhomes.co.uk)

## Local Authority

Rugby Borough Council

**Council Tax Band A**

**EPC Rating C**

**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements