



Flat 7, Symington House

SPRING STREET, RUGBY, CV21 3DJ

Henry James
The **Rugby** Property Expert

 **The
Property
Experts**



Are you dreaming about taking your first step onto the property ladder? Downsizing? Or maybe you're looking to add to a buy-to-let portfolio? Come and take a look at this stunning duplex apartment!

Property at a glance

Full Of Character & Charm

Modern Leasehold Apartment

Open-Plan Kitchen, Dining & Living Room

Picturesque Views & Beautiful Wooden Beams

Two Generous Double Bedrooms

Well Appointed Bathroom

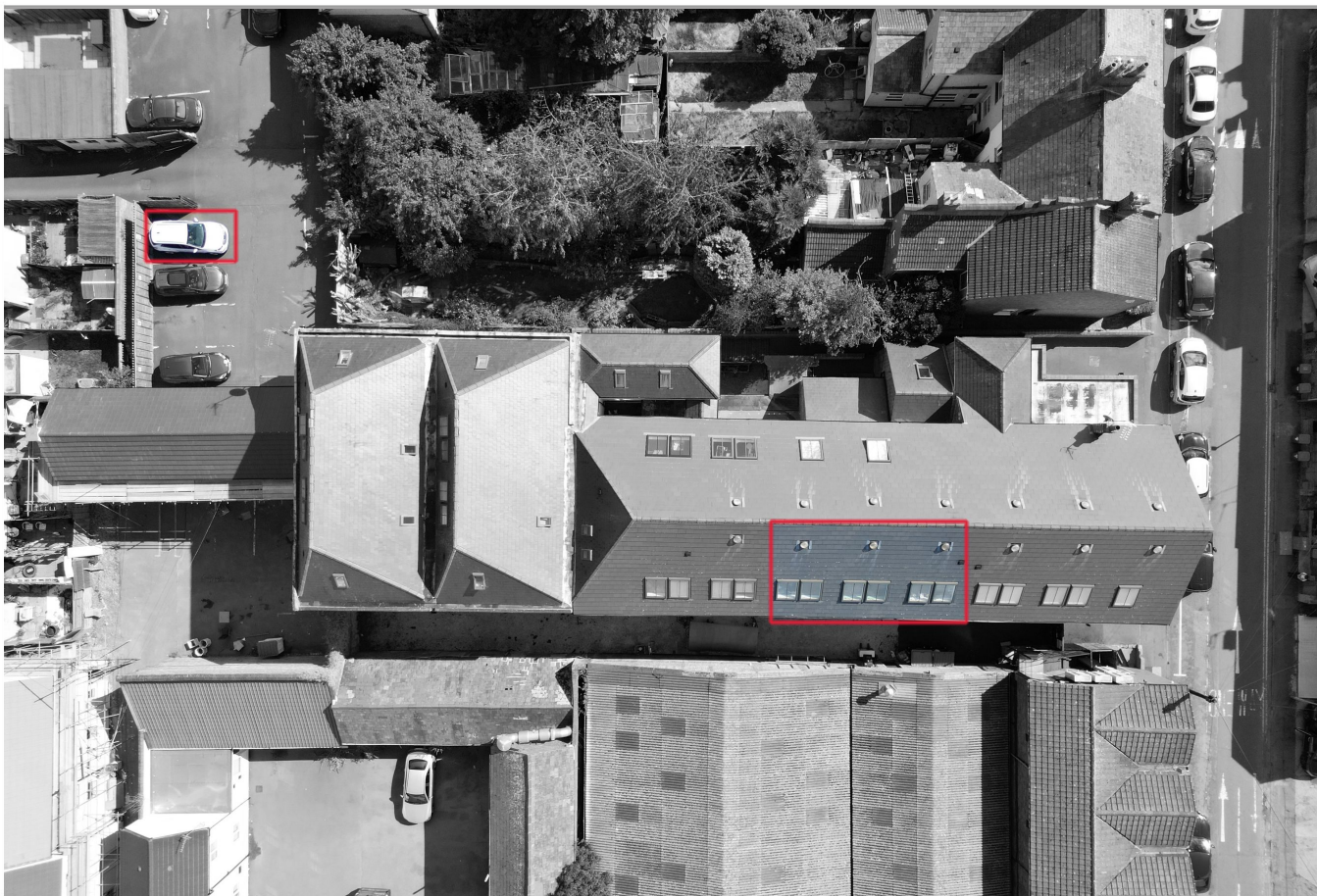
Secure, Allocated Parking For One Car

Local Schools Within Walking Distance

Retail Park Shopping Minutes Away

Excellent Commuter Transport Links





This beautifully presented duplex apartment is set in a historic textiles factory which has been tastefully converted into high-end apartments with high ceilings and spectacular wooden beams. This spacious apartment spans two floors and offers an expansive open-plan kitchen, dining and living room with picturesque views of the Rugby town skyline, a well-equipped bathroom, two spacious double bedrooms and a secure parking space allocated behind electric, remote operated gates to the rear of the building.

This stunning, modern duplex apartment truly offers something for everyone! Rugby's bustling town centre offers high street and independent retail outlets and a variety of bistro's, restaurants and coffee shops.

Eastlands Primary School, Lawrence Sheriff Grammar School and the world-renowned Rugby School are all within walking distance of the property. Additionally, a good range of state grammar and independent schools are available in the area.

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

Our favourite room in the home is of course our big open plan living space, the living room feels cosy but you also get that full view of the middle room and also the kitchen, the exposed beams and high ceilings make it such a fun space to look at and we love spending all of our time here.

The best part of the local area is absolutely how accessible everything is, a 5 minute walk in one direction and you are in Rugby Town Centre and a 5 minute walk in the opposite direction and you can be on the train to London. Also, the bakeries and restaurants we have on our doorstep are just incredible.

The colder months are definitely our favourite! It's so cosy up here and the sound of the rain on the big diagonal windows is so relaxing. The best day of the year here is New Year's Eve, there's no better view of the fireworks than here!



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

Directions

Head east on M6. At junction 1, take the A426 exit to Rugby. Use the 2nd from the right lane to take the ramp to A426. At the next five roundabouts, take the 2nd exit to stay on A426. At the next roundabout, take the 1st exit onto Newbold Road. Turn left onto Wood Street. Turn right onto Railway Terrace. Turn left onto Spring Street. Flat 7, Symington House, Spring Street, Rugby, CV21 3DJ will be on the left.

Services

Mains electricity, mains water and broadband are connected

Tenure

Leasehold - 125 years from 1st July 2017 with an annual ground rent of £300 and a maintenance fee of £3,000.00 per annum.

Local Authority & Tax Band

Rugby Borough Council Town Hall, Evreux Way, Rugby, CV21 2RR
www.rugby.gov.uk
Tel 01788 533533
Tax band - B

Viewing Arrangements

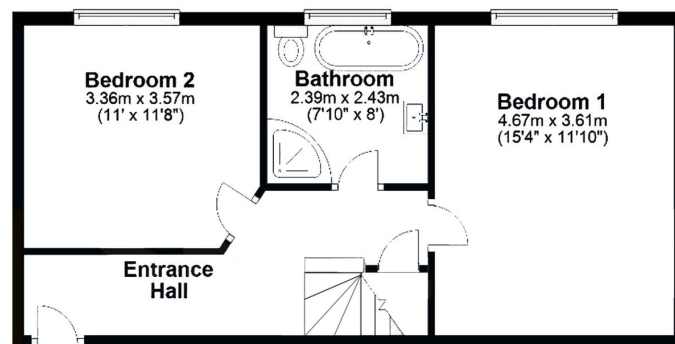
Viewing strictly by appointment with sole agent
Henry James
07960 882807
henry@thepropertyexperts.co.uk

Amenities/Distances

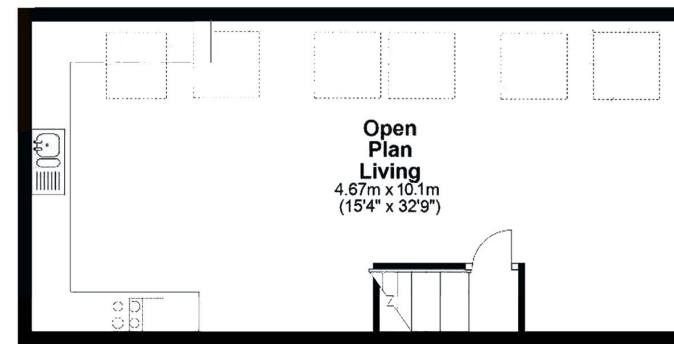
Town Centre 0.8 miles
Primary Schools 1.5 miles
Train Station 0.2 miles
Motorway links 3.7 miles
Airport 25.2 miles
Nearest City 14.1 miles
Bus Stop 0.1 miles
University 12.3 miles
Hospital 1.2 miles

Spring Street, Rugby, CV21

Total Approximate Area - 94.3sq.m. /1015 sq.ft.



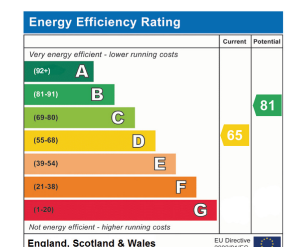
Ground Floor



First Floor

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.



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



Henry James

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Why choose The Property Experts to sell your property

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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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