# 8 Symington House
# Market Street
# TOWN CENTRE
# CV21 3DQ

## £90,000

- ONE BEDROOM
- KITCHEN WITH APPLIANCES
- CLOSE TO RAILWAY STATION
- GROUND FLOOR APARTMENT
- SHOWER ROOM
- ENERGY EFFICIENCY RATING D

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PERSONAL • PROFESSIONAL • PROACTIVE

A one bedroom ground floor apartment located within the desirable Symington House development which benefits from a fitted kitchen with a range of integrated appliances, a shower room with modern suite and double glazing throughout. In brief, the accommodation comprises; entrance hall, open plan lounge/kitchen diner, bedroom and shower room. Symington House Apartments are located in Rugby town centre and are conveniently situated for excellent transport connections with Rugby railway station being just a few minutes' walk away where regular connections are provided to London Euston (in 50 minutes), Birmingham and Crewe. There is a range of high street stores close by and a thriving independent retail sector. The property is within easy walking distance of well regarded restaurants, Rugby theatre, Rugby library, an art gallery, museum, Caldecott town park and Rugby School.

**The Accommodation Comprises**
The communal door (with entry phone system) leads into a communal entrance hall where the apartment is located on the ground floor. Solid hardwood front door leads to:

**Entrance Hall**
Intercom phone entry system. Door off to:

**Open Plan Kitchen/Lounge/Diner**
15'2" x 11'3" (4.64m x 3.44m)
Double glazed window.

**Kitchen**
Fitted with a range of base and eye level units with roll top work surface space incorporating a stainless steel sink unit with mixer tap over. There is a range of built in appliances.

**Lounge/Diner**
Slim line electric panel heating. Television point.

**Bedroom**
9'9" x 9'4" (2.98m x 2.86m)
Double glazed window. Slimline electric panel heater. Television point.

**Bathroom**
With modern white suite to comprise, shower cubicle with electric shower, wash hand basin with vanity unit and low level w.c. with concealed cistern. Fully tiled walls and floor.

**Location and Transport Links**
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**Agents Note**
Council Tax Band: B
Energy Efficiency Rating: D
Service charge including buildings insurance ££1614.60 P.A.
Ground Rent £250.00 P.A.

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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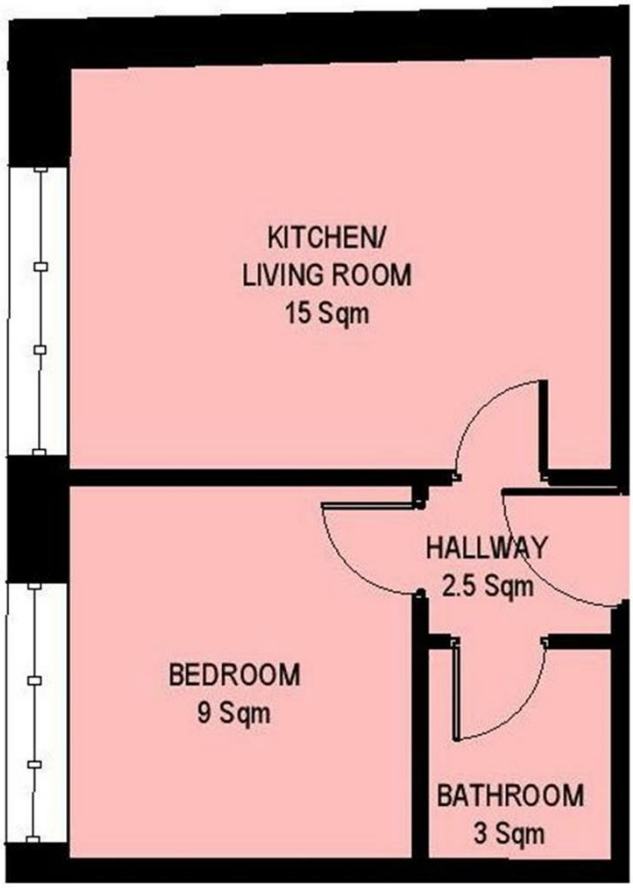


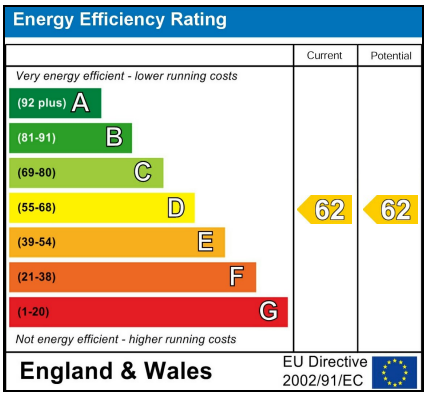


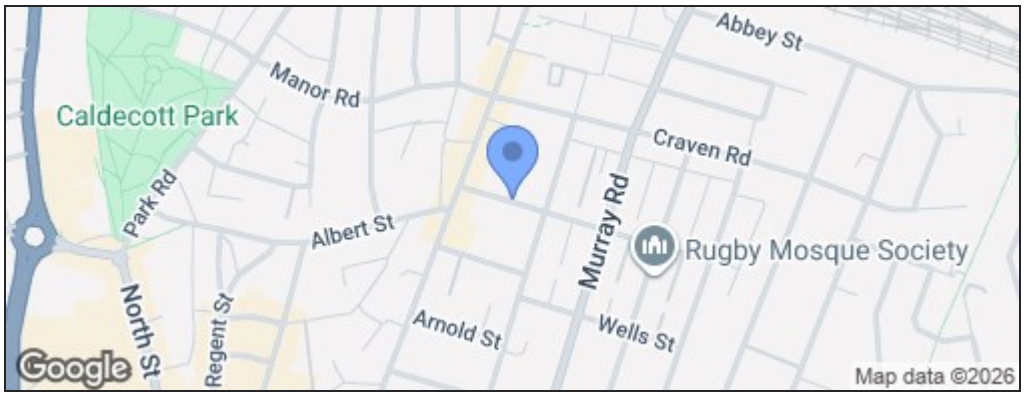


## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.