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**Oliver Street,**
**Offers Over £110,000**

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# Oliver Street, , Rugby

Welcome to this charming ground floor apartment located in the desirable Saskia Court on Oliver Street, Rugby. This delightful property, built in 2007, offers a comfortable living space of 667 square feet, making it an ideal choice for individuals or small families seeking a modern home.

Upon entering, you will find a well-proportioned reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The apartment boasts two spacious bedrooms, allowing for ample personal space or the option to create a home office. The newly decorated interiors enhance the overall appeal, ensuring a fresh and contemporary feel throughout.

The kitchen is equipped with a brand new oven and hob, making it a joy for any cooking enthusiast. The bathroom is conveniently located and designed for practicality, catering to your everyday needs.

Additionally, this property includes parking for one vehicle, a valuable feature in this bustling area. The location offers easy access to local amenities, schools, and transport links, making it a convenient choice for those commuting or exploring the vibrant town of Rugby.

This apartment presents an excellent opportunity for anyone looking to settle in a modern, well-maintained home. Do not miss the chance to make this lovely property your own.

## Communal Hallway

## Entrance Hallway

Electric Radiator, Doors leading to all rooms, Storage cupboard & Intercom.

## Lounge/Dining Room 11'6" x 11'6" (3.52 x 3.52)

Electric radiator & double glazed window.

## Kitchen 12'2" x 8'11" (3.71 x 2.72)

Wood effect, drawer and wall units with worktops over, Electric cooker, induction hob with stainless steel extractor fan above, double glazed window, sink and drainer & electric radiator.





## Bedroom 1 11'8" x 11'1" (3.56 x 3.38)
Electric radiator & double glazed window.

## Bedroom 2 11'1" x 9'2" (3.38 x 2.80)
Electric radiator & double glazed window.

## Bathroom 7'9" x 7'3" (2.37 x 2.21)
Bath and mixer shower fixture. Low flush WC. Wash hand basin. Window.

## Rugby Borough Council
Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR

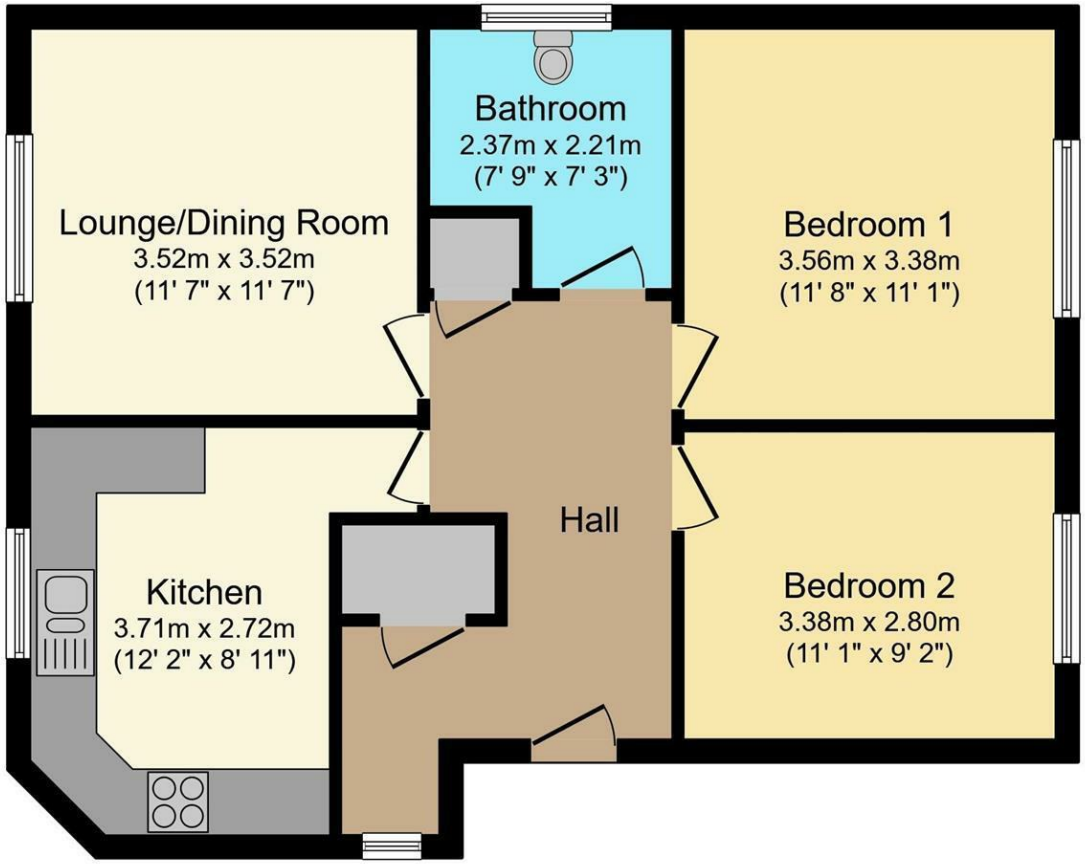
## Leasehold Information
Leasehold - 125 years from 2007 when the property was built
Ground rent - £150.00 per annum
Service charge - £1157.00 Payable every 6 months





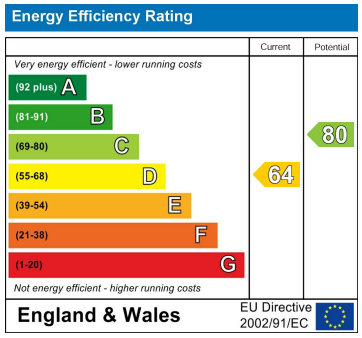


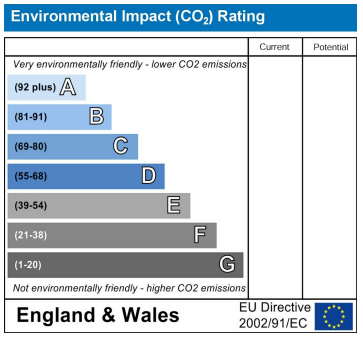





Total floor area 63.1 sq.m. (680 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com




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