



**EDWARD KNIGHT**  
ESTATE AGENTS

6 STANIER COURT, CHARLES WARREN CLOSE, RUGBY, CV21 2XQ

£129,950







## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this well-appointed two-bedroom apartment, ideally situated within easy walking distance of Rugby town centre and the railway station.

The property benefits from an allocated off-road parking space and offers well-planned accommodation comprising an entrance hall, a spacious open-plan living/kitchen/dining area, two generous double bedrooms, and a modern refitted shower room.

Additional features include gas-fired central heating, uPVC double glazing, secure intercom entry, and fitted blinds throughout, making this an attractive and low-maintenance home.

Viewings are strictly by appointment through Edward Knight's Regent Street office.



## LOCATION

Charles Warren Close, is a particularly popular location in central Rugby that is just a few minutes walk to the town centre shopping areas and Rugby Railway Station.

Rugby's town centre offers high street and independent retail outlets and a variety of bistro's, restaurants and coffee shops. Lawrence Sheriff grammar school for boys and the world renowned Rugby School are both within a ten minute walk of the property, while Rugby High School for girls and a good range of state and independent schools are available just a short drive from the town centre.

Rugby is conveniently situated in close proximity to major rail and road links. The property is just a 3 minute walk to Rugby Railway Station with Euston only 50 minutes away. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities such as Birmingham, Coventry, Leamington Spa and Northampton.



**LIVING ROOM**

13' x 10' 4" (3.96m x 3.15m)

**KITCHEN AREA**

8' 6" x 10' 4" (2.59m x 3.15m)

**BEDROOM ONE**

13' 4" x 9' 1" (4.06m x 2.77m)

**BEDROOM TWO**

9' 5" x 7' 4" (2.87m x 2.24m)

**SHOWER ROOM**

6' 6" x 5' 4" (1.98m x 1.63m)

**AGENTS NOTES**

Lease details

The property is LEASEHOLD.

Lease term is 125 years from 4th February 2008.

The current service charge is approximately  
£440.00 for half the year.

The current ground rent is £200.00 per annum

