



Connells

Bowley House Chimes Court
Rugby



Property Description

***FANTASTIC FIRST TIME BUY /
INVESTMENT OPPORTUNITY***

Connells are delighted to offer the opportunity to acquire this beautiful two bedroom second floor apartment on Chimes Court, nestled within the heart of Rugby. Chimes Court briefly comprises of entrance hall, modern open plan lounge/kitchen, two good size bedrooms with en suite to master bedroom, and main bathroom. Externally, there is allocated parking to the rear plus further visitor parking available, and a lovely nearby park to enjoy. The property further benefits from gas central heating throughout and a generous loft for extra storage space.

Chimes Court is situated in an ideal location and further benefits from excellent easy commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks and Rugby Railway Station which offers a mainline service to Birmingham New Street and London Euston is about 50 minutes.

There is also an impressive range of state and private schooling available in Rugby and the surrounding areas including Bilton Grange, Rugby High School, Lawrence Sheriff, Princethorpe College, and the renowned Rugby School. Rugby also offers an extensive range of shopping facilities, including Elliott's Field retail and Leisure park and The Clock Towers shopping centre.

Call us today on 01788 579880 to arrange your exclusive viewing on this must property!

Entrance

A welcoming, spacious and bright entrance hall with a built in storage cupboard, loft hatch and window to the front aspect.

Kitchen/Diner/Lounge

19' 6" Maximum x 17' 4" Maximum (5.94m Maximum x 5.28m Maximum)

A modern and spacious open plan living area, featuring space for a sofa to relax and dining table for social settings. The kitchen itself features a range of wall and mount base units, with integrated appliances including; oven with four ring gas hob and extractor fan, and sink + drain. There is additional appliance space for a fridge freezer, washing machine/tumble dryer and dish washer. This room also has a Juliet balcony to the side overlooking greenery, and windows to the rear and side aspect.

Bedroom One

10' 7" x 8' 5" (3.23m x 2.57m)

A spacious master bedroom featuring space for wardrobe and window to the rear aspect.

En Suite

En suite to master with a double walk in shower, low level WC, sink and fan.

Bedroom Two

9' 6" x 7' 9" (2.90m x 2.36m)

Featuring space for wardrobe and window to the rear aspect. The second bedroom overlooks the lovely views of the park.

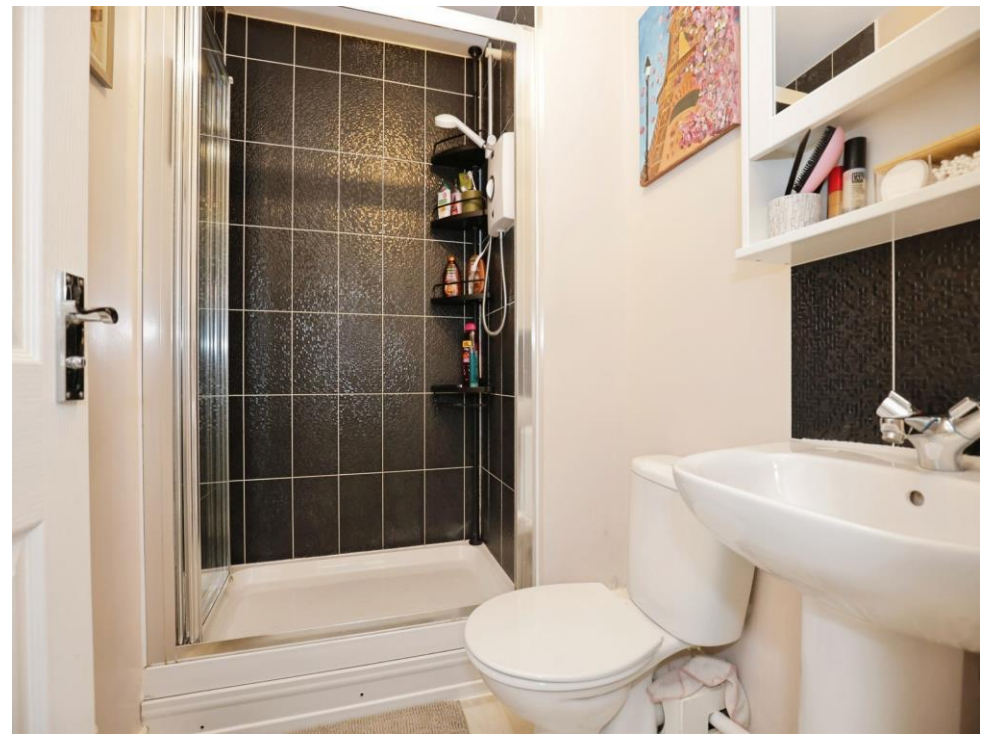
Bathroom

With built in bath and shower over, low level WC, sink and frosted window to the front aspect.

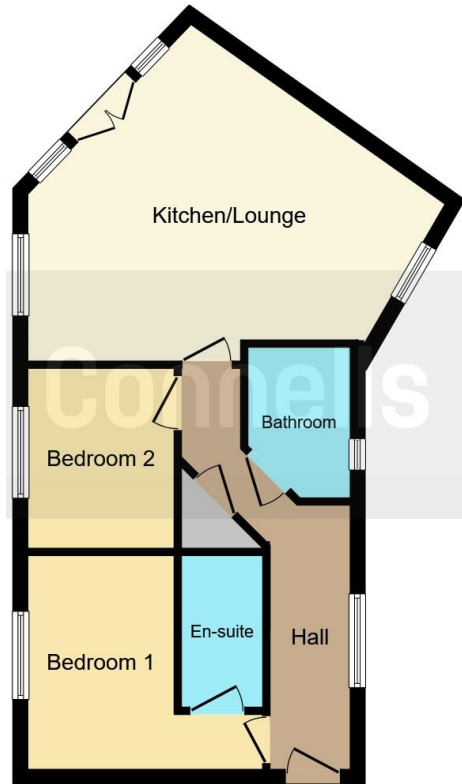
Parking

The property comes with allocated parking to the rear for one vehicle, plus further visitor parking is available.









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). Powered by www.focalagent.com

To view this property please contact Connells on

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25 Regent Street
RUGBY CV21 2PE

EPC Rating: C

Council Tax
Band: B

Service Charge:
1444.69

Ground Rent:
373.91

Tenure: Leasehold

view this property online connells.co.uk/Property/RBY105332

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: RBY105332 - 0009