



Charles Warren Close, Rugby

2 Bedroom Flat

£135,000



FOR SALE

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LETTINGS AND SALES



Nestled in the vibrant heart of Rugby town centre, this delightful second-floor flat on Charles Warren Close offers a perfect blend of modern living and convenience. Spanning an impressive 710 square feet, the property was built in 2010 and boasts contemporary features that cater to today's lifestyle. Upon entering, you are welcomed into an entrance hallway with storage cupboards and spacious open-plan living room and fitted kitchen, complete with an oven, creating an ideal space for both relaxation and entertaining. The flat comprises two well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room. A second bathroom serves the rest of the flat, ensuring comfort and convenience for all. The property is equipped with gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Additionally, residents will appreciate the convenience of parking for one vehicle which is a valuable asset. This flat is perfect for those seeking a modern home in a lively location, with easy access to local amenities, shops, and transport links. Whether you are a first-time buyer, a young professional, or looking to downsize, this property presents an excellent opportunity to enjoy the best of Rugby living.

Entrance Hall

Security intercom, two storage cupboards, radiator, loft hatch, Worcester thermostat and carpeted.

Open Plan Living/Kitchen

6.50 x 4.24 (21'3" x 13'10")

Spacious and airy open plan living area with fitted kitchen to include built-in oven, gas hob and extractor. There is a range of well designed fitted wall and base units incorporating one-and-a-half bowl single drainer sink unit with mixer tap, Worcester boiler newly fitted in 2025 and vinyl flooring. The living area has double glazed double doors with Juliet balcony, two radiators and is carpeted.

Bedroom One

3.84 x 3.18 (12'7" x 10'5")

Double glazed window, radiator and carpeted.

En-Suite

1.75 x 1.37 (5'8" x 4'5")

Pedestal wash hand basin, low flush w.c., shower cubicle with thermostatically controlled shower, partially tiled, heated towel rail, shaving point, 'Axia' vent and vinyl flooring.

Bedroom Two

2.72 x 2.21 (8'11" x 7'3")

Double glazed window, radiator and carpeted.

Bathroom

2.11 x 1.88 (6'11" x 6'2")

Three piece white suite comprising low flush w.c., pedestal wash hand basin, panelled bath with mixer tap incorporating shower hose and head, partially tiled, heated towel rail, shaving point 'Axia' vent and vinyl flooring.

Parking

One parking space is allocated in the communal carparking area.

Tenure -Leasehold

The agent has been informed that the property is offered leasehold with 107 years remaining on the lease, £200p/a ground rent and £1200p/a service charge, however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly via the agent Archer Bassett.

Important Notice

These particulars are intended only as a guide to prospective purchasers and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no representation or warranty is made as to its accuracy and interested parties should satisfy themselves by inspection or otherwise as to the correctness of each statement.

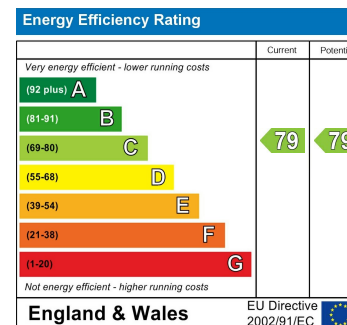
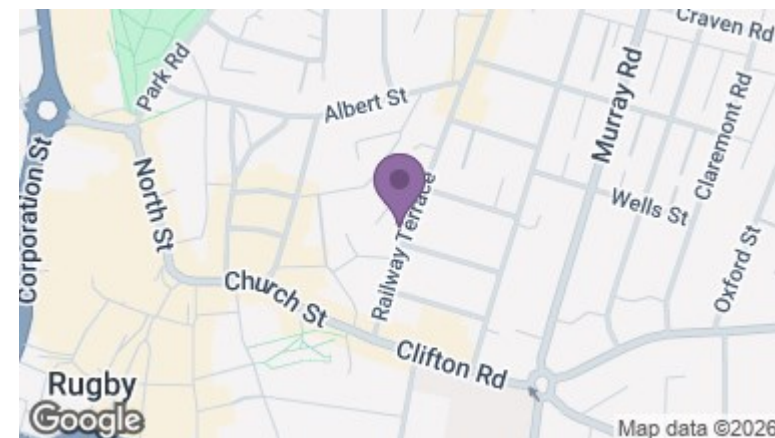
All measurements, floor areas, dimensions, distances and other details are approximate and should not be relied upon. Photographs, floor plans and maps are provided for illustrative purposes only and may not accurately represent the current condition, layout or boundaries of the property.

Archer Bassett has not tested any services, systems, appliances, equipment or facilities and therefore cannot verify that they are in working order or fit for purpose. References to planning permissions, building regulations, tenure, council tax, service charges, ground rent or any other matters should be independently verified by a purchaser's solicitor or other professional adviser.

Prospective purchasers are advised to undertake their own due diligence and seek independent professional advice before entering into any legal commitment. Neither the vendor nor the agent accepts responsibility for any loss arising from reliance on the information contained within these particulars.

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