Connells

Follager Road
RUGBY

Follager Road
RUGBY CV21 2HF

for sale offers in excess of
£120,000

Property Description

Stylish Two-Bedroom Duplex Apartment

This beautifully presented first and second floor duplex apartment is located in this highly sought-after area of Rugby and offers contemporary living across two spacious levels.

The accommodation comprises two bedrooms and a modern shower room on the first floor. Upstairs, the property boasts a stunning open-plan living/ dining and kitchen area, and a Juliette balcony that fills the space with natural light.

Further benefits include UPVC double glazing, gas central heating supplied via a communal boiler maintained by the management company, and the convenience of having both heating and electricity costs included within the service charge, helping to simplify monthly budgeting and remove concerns over boiler maintenance.

There is allocated parking to the rear of the property.

This exceptional duplex apartment represents an ideal first-time purchase, investment opportunity, or low-maintenance home.

The property is located in a sought-after area, within walking distance of the town centre, offering a great selection of High Street and independent shops as well as a wide range of restaurants, bars and coffee shops. There is a good selection of primary and secondary schooling, including academies, grammar schools, Warwickshire College and the renowned Rugby School. The property is also well positioned for the commuter with easy access to major road networks and Rugby Railway Station.

Entrance Hallway

Lounge/Kitchen Diner

Open Plan with Juliette balcony and laminate flooring. The kitchen has a selection of wall and base units and pantry cupboard.

Bedroom One

Rear aspect and laminate flooring.

Bedroom Two

Front aspect with laminate flooring

Shower Room

Shower cubicle, toilet, sink and plumbing for a washing machine. Vinyl flooring.

Exterior

The property grounds have a communal courtyard and bike shed.

Buyer Aml Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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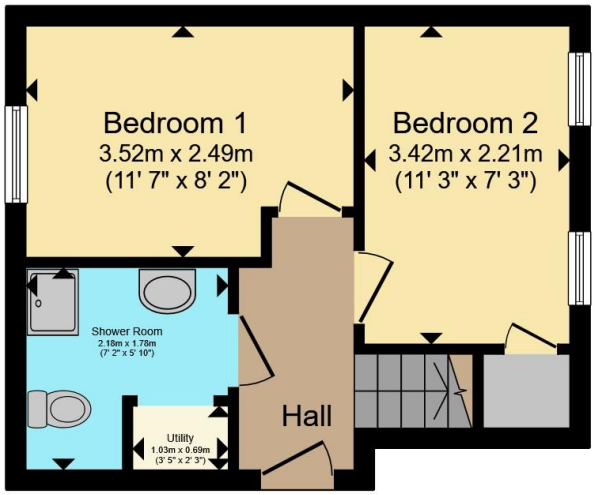
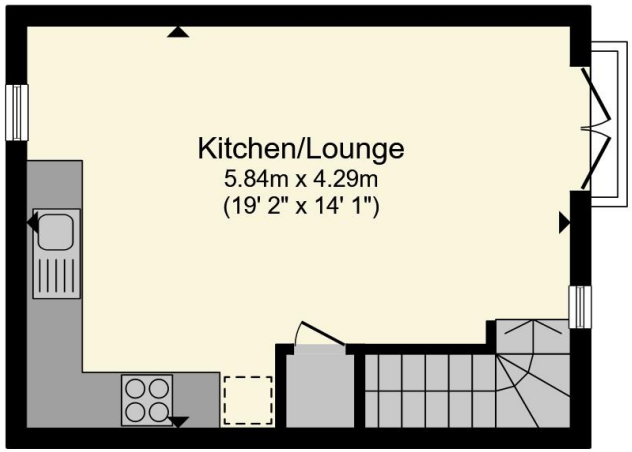


Ground Floor



First Floor

Total floor area 51.9 m² (559 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). Powered by www.propertybox.io

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To view this property please contact Connells on

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
RUGBY CV21 2PE

EPC Rating: C

Council Tax Band: A

Service Charge: 4294.79

Ground Rent: 215.00

Tenure: Leasehold

view this property online connells.co.uk/Property/RBY108257

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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.

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