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Dunchurch Road,
Guide Price £149,000

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ESTATE AGENTS

Dunchurch Road, , Rugby

Complete Estate Agents are pleased to present this delightful top floor apartment offers a perfect blend of comfort and convenience on the charming Dunchurch Road in Rugby, the property exudes a sense of character while providing modern living essentials.

Upon entering, you will find a welcoming reception room that serves as an ideal space for relaxation or entertaining guests. The apartment boasts two well-proportioned bedrooms, each offering a peaceful retreat for rest and rejuvenation. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

The bathroom is functional and well-appointed, catering to all your daily needs. Additionally, the property includes the added benefit of a single garage, providing secure parking and extra storage space, a rare find in apartment living.

Situated in a desirable area, this apartment is conveniently located near local amenities, schools, and transport links, making it an excellent choice for both first-time buyers and those looking to downsize.

This property presents a wonderful opportunity to own a charming home in a sought-after location. Do not miss the chance to make this lovely apartment your own.

Communal Entrance Hall

Entrance Hall

Lounge 11'8" x 15'7" (3.57 x 4.76)

Kitchen 9'10" x 6'11" (3.01 x 2.11)

Bedroom One 13'10" x 10'4" (4.22 x 3.16)

Bedroom Two 10'0" x 7'7" (3.07 x 2.33)

Modern Bathroom

Communal Parking

Outside Bin Store



About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

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

Estate Charges

George & Co - Further details to follow, roughly circa £1500
PA





Ground Floor

Approx. 57.5 sq. metres (619.2 sq. feet)



Total area: approx. 54.7 sq. metres (588.5 sq. feet)

Produced by CV Energy Limited 2011
 These floorplans are for illustration purposes only
 and should not be relied upon as a statement of fact



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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