



Connells

30 Mica Close
Rugby



Property Description

NO ONWARD CHAIN

Connells are pleased to market this two bedroom second floor apartment on Mica Close in Rugby, Warwickshire. In brief, this apartment comprises of entrance, open plan lounge/kitchen/diner, two bedrooms with an en suite shower room to master bedroom, and main bathroom. Externally, there is allocated parking plus an enjoyable Communal garden area.

Mica Close is situated on one of Rugby's most convenient areas. It is also located 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. The property is also just minutes away from the local park. There is a fantastic 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 which offers a regular rail service to London Euston in just under 50 minutes.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see property.



Entrance Hall

Providing access to all reception rooms.

Lounge/Kitchen/Diner

A spacious open plan area for a lounge, dining room and kitchen. The kitchen features a built in oven and four gas hob, plus space for additional appliances.

Bedroom One

Featuring space for a wardrobe.

En Suite

En suite off the master with a walk in shower, low level WC and sink.

Bedroom Two

Featuring space for a wardrobe.

Bathroom

Main bathroom with a built in bath, low level WC and sink.

Garden

Communal garden area.

Parking

Allocated parking.

Entrance Hall

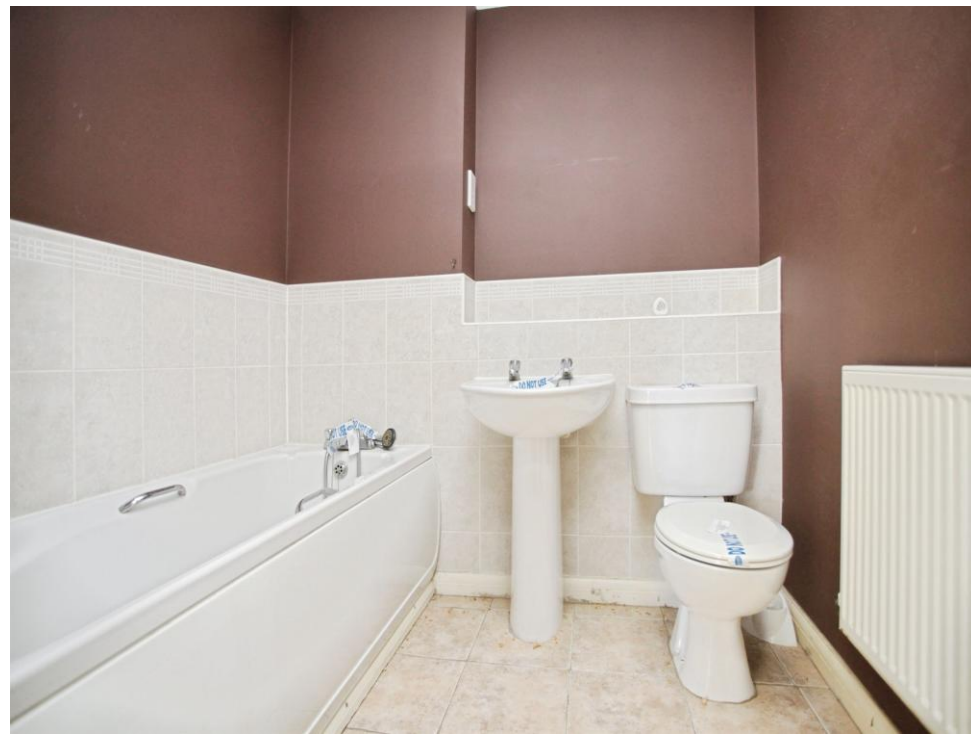
Providing access to all reception rooms.

Public Notice

We are acting in the sale of the above property and have received an offer of £125,250 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place









Total floor area 61.6 m² (663 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



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: B

Service Charge:
 1200.12

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/RBY108082

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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