# 15 The Loft Farnborough Avenue

## The Pavillions, Rugby, CV22 7EL

Situated within the highly desirable Pavilions development in Rugby, this well-presented top-floor LOFT APARTMENT enjoys an enviable position overlooking the length of the street towards Bilton Road.

Offering stylish, low-maintenance living, the property is ideally suited to first-time buyers, professionals, or investors alike, and is offered for sale with NO ONWARD CHAIN.

The Pavilions is a popular and sought-after residential area, conveniently located within easy reach of a wide range of local shops and amenities, including a supermarket, public house, takeaways, well-regarded schools, and excellent transport links, making it an ideal location for modern living.

Accessed via a secure intercom entry system, the accommodation comprises an inviting entrance hall, a spacious double bedroom, a contemporary bathroom, and a bright open-plan

## Guide price £115,000

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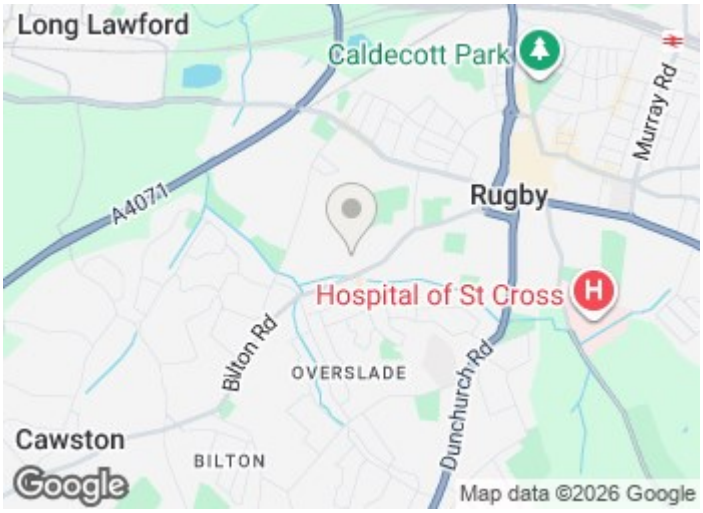
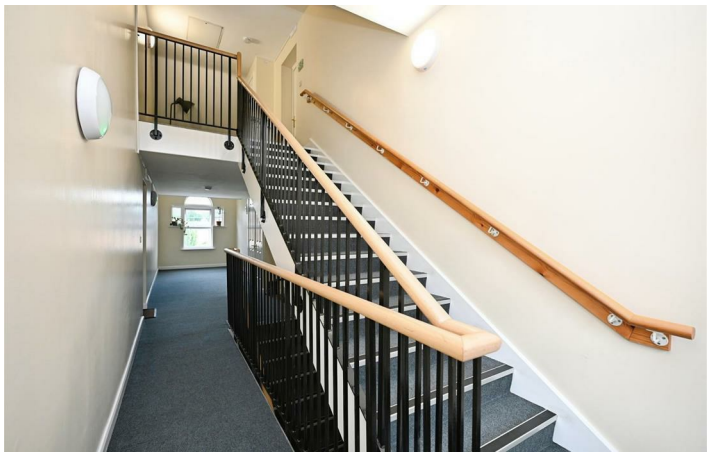
- Desirable top-floor loft apartment in the sought-after Pavilions development, Rugby
- Spacious open-plan lounge, dining area, and fitted kitchen
- Convenient location close to shops, supermarket, pub, takeaways, and local amenities.
- Leasehold: Ground Rent £200 per annum | Service Charge £2,000 per annum.
- Secure intercom entry system with allocated residents' parking space
- Generous double bedroom and contemporary bathroom
- Within easy reach of well-regarded schools and excellent transport links
- Attractive outlook along the street towards Bilton Road
- Gas central heating and double glazing throughout
- Ideal purchase for first-time buyers, professionals, or buy-to-let investors

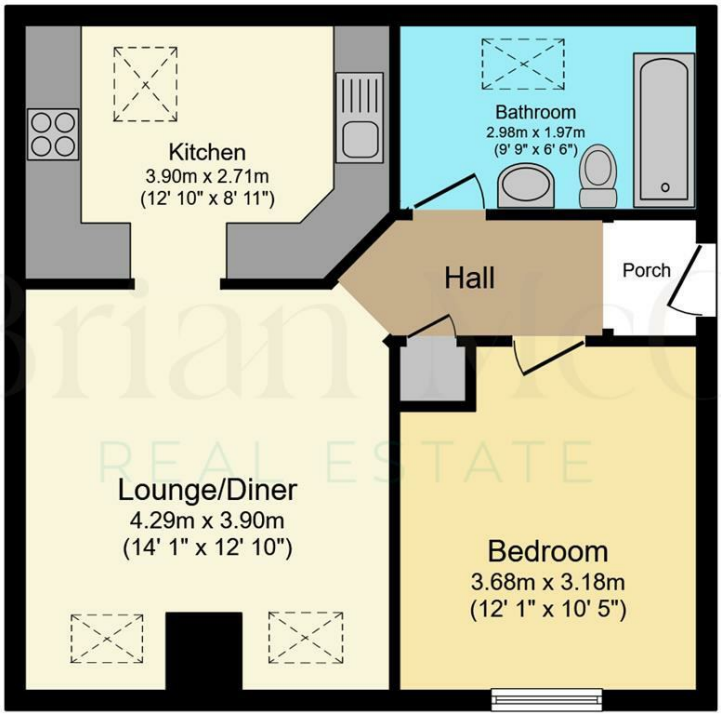



Directions

FARNBOROUGH AVENUE



# Floor Plan




Floor Plan

Total floor area: 49.5 sq.m. (533 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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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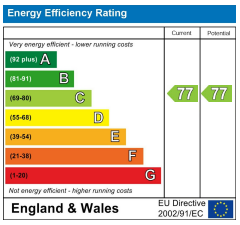


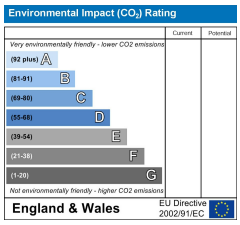


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