2 Drury Court
Town Centre
RUGBY
CV21 3DA

£130,000

- GROUND FLOOR APARTMENT
- REFITTED KITCHEN
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- TWO BEDROOM
- SECURE OFF ROAD PARKING
- DOUBLE GLAZED WINDOWS
- ENERGY EFFICIENCY RATING C

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk

naea | propertymark PROTECTED

The Property Ombudsman

PERSONAL • PROFESSIONAL • PROACTIVE

A spacious ground-floor apartment with two double bedrooms, set right in the heart of Rugby and offered with NO ONWARD CHAIN. The layout flows from an inviting entrance hallway into a bright open-plan lounge and refitted kitchen, complete with integrated appliances. There are two comfortable bedrooms, a bathroom with a shower cubicle, gas central heating, double glazing and characterful exposed ceiling beams. Secure off-road parking adds welcome convenience.

Its position is a real advantage. The railway station is a short walk away, providing fast mainline services to London Euston and Birmingham New Street, making this an excellent choice for commuters. Everything you need is close at hand: shops, restaurants, pubs, Rugby Theatre, the library, Caldecott Park and the historic Rugby School.

Communal Entrance Hall
Entry via communal entrance door to.

Entrance Hall
Entry via entrance door. Wall mounted intercom phone. Wooden flooring. Spot lights to ceiling. Doors to all rooms.

Lounge/Kitchen
16'11" x 14'11" (5.17 x 4.55m)
Exposed beams to ceilings and walls. Double glazed window to side and rear aspect. Wooden flooring. Range of base and eye-level kitchen units. Gas hob and electric oven with extractor hood over hob. Rolltop work surfaces. Tiled splashbacks. Single drainer sink unit with mixer tap over. Washing machine. Two radiators.

Bedroom One
13'3" x 7'3" (4.04m x 2.22m)
Double glazed doors to front aspect. Wooden flooring. Wall mounted radiator.

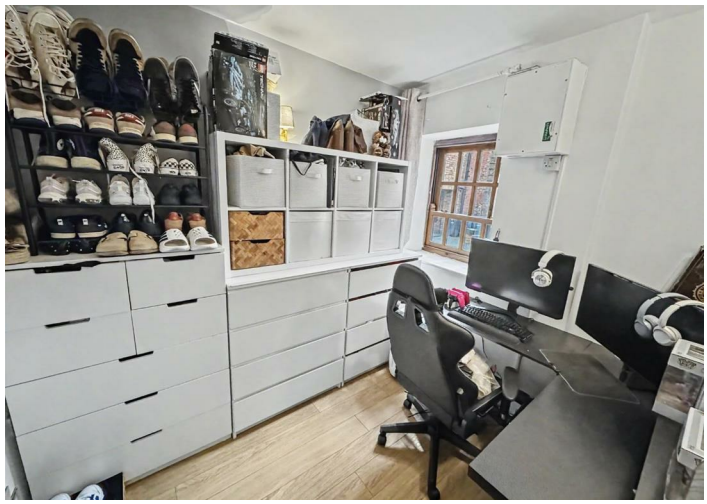
Bedroom Two
8'3" x 7'3" (2.53m x 2.22m)
Double glazed window to front aspect. Wooden flooring. Exposed wooden beams. Wall mounted radiator.

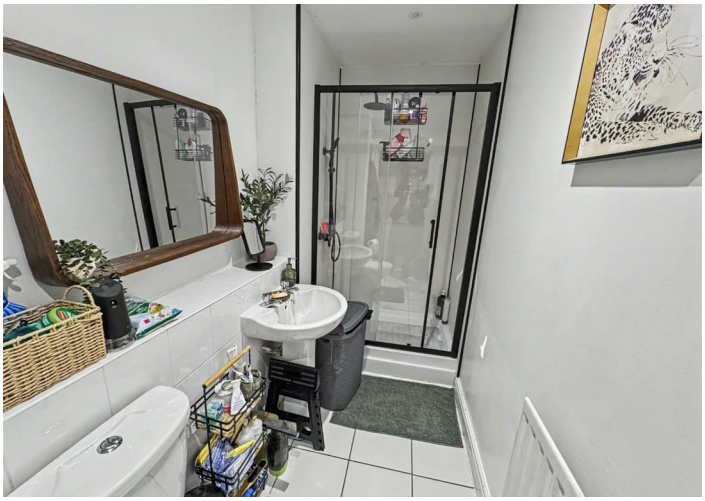
Bathroom
Ceramic tiled flooring. Wooden door into storage cupboard. Wall-mounted radiator. Spotlights to ceiling. Low flush w.c. Pedestal wash hand basin. Wall mounted mirror. Shower cubicle.

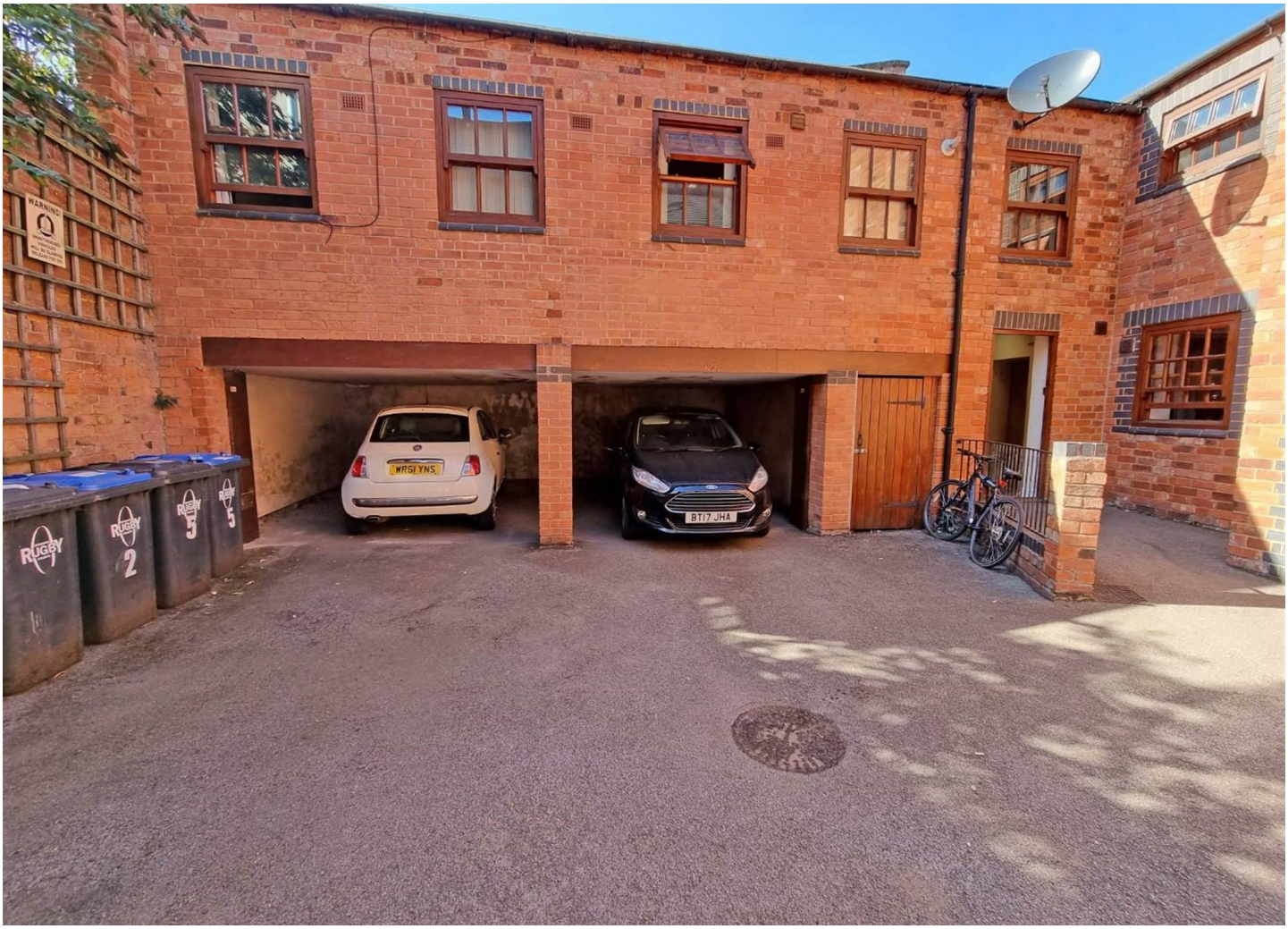
Off Road Parking
Allocated parking for one vehicle via secure electric gates.

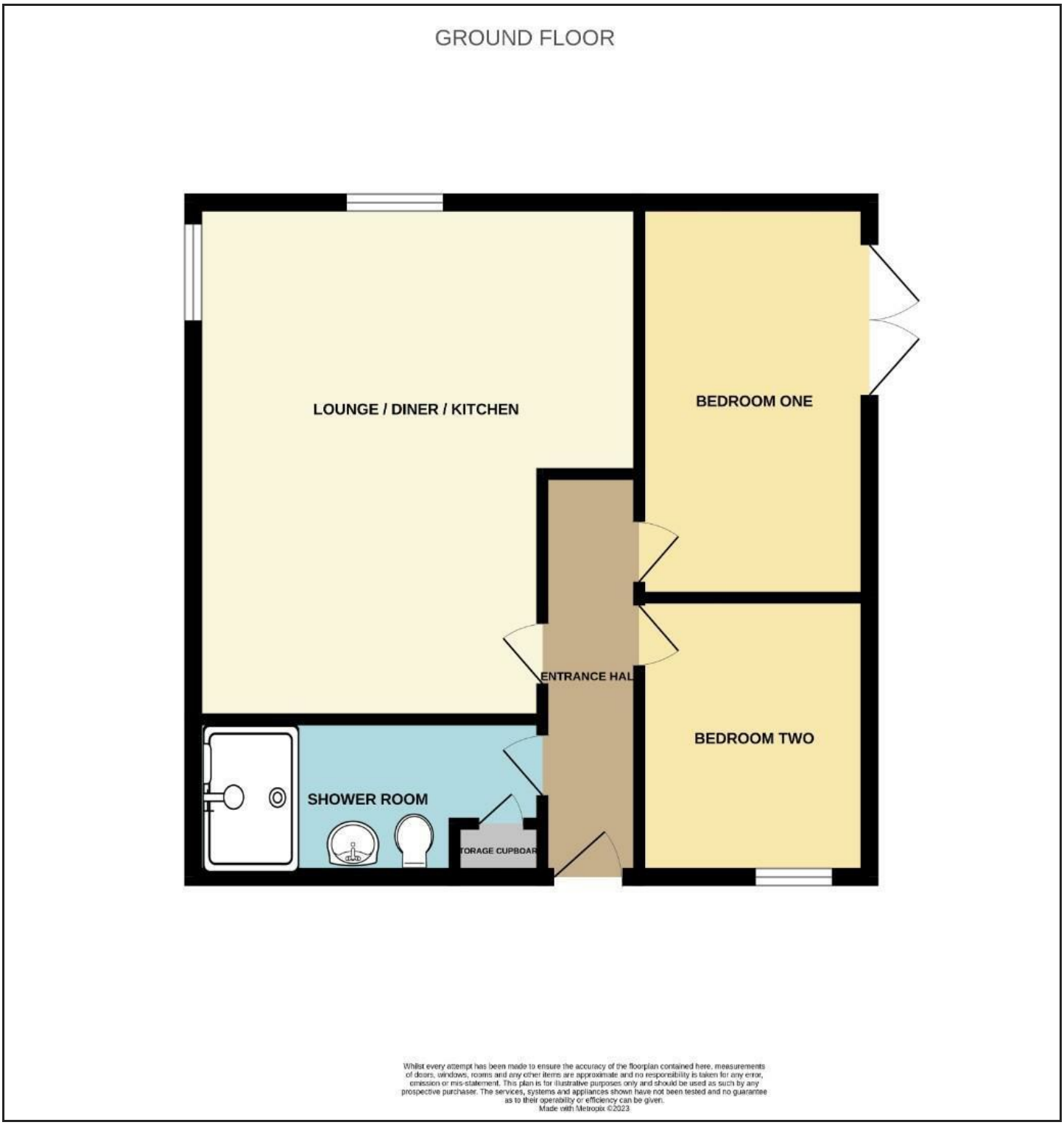
Agents Note
Council Tax Band: B
Energy Efficiency Rating: C
Leasehold: 125 years from 2005
Freehold: 1/6th share
Service Charge: £125 pcm
Ground Rent: None

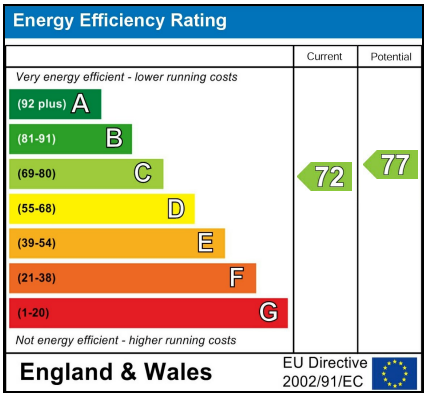
ANTI-MONEY LAUNDERING CHECKS: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.






WARNING
RUGBY
RUGBY 2
RUGBY 5
RUGBY 5
WRGI YNS
BT17 JHA





Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.