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Signalman Court, Technology Drive
Offers in the region of **£150,000**

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ESTATE AGENTS

Signalman Court, Technology Drive, Rugby

Welcome to this charming two-bedroom apartment located in the desirable Signalman Court, Rugby. This modern property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers, small families, or those looking to downsize. As you enter the apartment, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The well-designed layout includes two generously sized bedrooms, with the main bedroom featuring an en suite bathroom for added privacy and convenience. The second bathroom is equally well-appointed, ensuring that all your needs are met.

One of the standout features of this property is the delightful Juliet balcony, which allows natural light to flood the living space while providing a lovely view of the surrounding area. This charming addition enhances the overall appeal of the apartment, creating a bright and airy environment.

For those with a vehicle, the property includes allocated parking for one car, ensuring that you have a secure and convenient place to park. Additionally, the absence of a chain means that you can move in without delay, making this an attractive option for those eager to settle into their new home.

Entrance Hall

Entrance Hall - Wall mounted entry phone, carpeted throughout, double glazed window to rear aspect, wall mounted temperature control thermostat, useful storage cupboard, a telephone point if required as a home office room for a desk and doors to all rooms in the apartment.



Kitchen / Lounge 15'5" x 11'10" (4.70m x 3.61m)

Modern Kitchen Area - Having base, drawer and wall units with worktops over, sink with drainer, integral gas hob with overhead extractor unit, electric oven, spaces for a fridge-freezer, washing machine and dishwasher or tumble dryer, wall mounted boiler and double glazed window to rear aspect.

Lounge area. Two double glazed wdoors with juliet balcony to front aspects, two radiators, wall mounted temperature control thermostat, communal satellite dish connection point and a phone socket.

Bathroom

Low level wc, wash hand basin, panelled bath with overhead mains shower unit, tiling to splash back areas, double glazed window to rear aspect, heated towel rail and extractor unit.

Bedroom One 3.28m x 2.59m

Double glazed window to side aspect, bedroom will allow for a king sized bed, radiator and door leading into ensuite.

En Suite

Low level wc, shower cubicle with electric shower unit, wash hand basin, tiling to splash back areas, heated towel rail and extractor unit.

Bedroom Two 2.41m x 2.95m

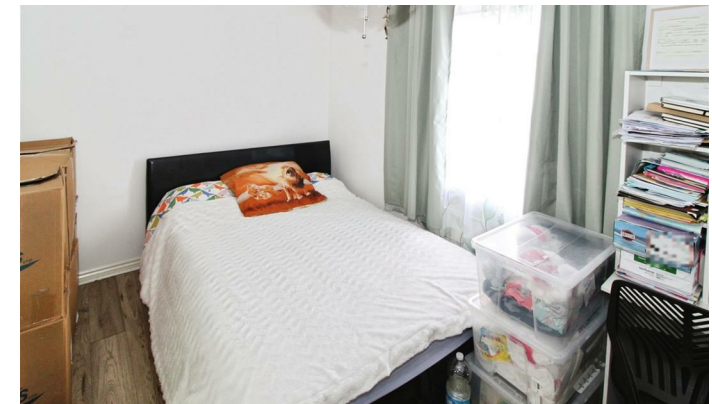
Double glazed window to side aspect and radiator.

Parking Space

Enclosed parking area with dedicated parking space and visitor parking spaces. Allocated space is marked

Storage and Bin Store.

Communal locked store cupboard for bikes etc and communal bin store.



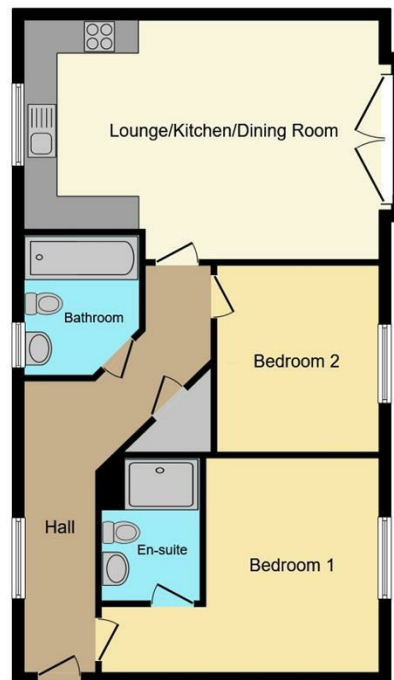
About Rugby

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



Floor Plan

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(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.

18 Church Street, Rugby, Warwickshire, CV21 3PU
 T: 01788 550 800
 sales@complete247.co.uk
 www.complete247.co.uk

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