

29 Bluemels Drive, Wolston, Rugby, Warwickshire, CV8 3JT

HOWKINS & HARRISON

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Guide Price: £200,000

Nestled in the tranquil setting of Bluemels Drive, Wolston, this spacious and well appointed, two-bedroom ground floor apartment offers modern open plan living. Located on the edge of the village, the property enjoys a peaceful atmosphere while still being within easy reach of local amenities. The apartment is well presented throughout, showcasing a modern and inviting interior along with a spacious layout, making it an ideal home for couples or small families. One of the standout features of this property is its secure, gated access which ensures peace of mind for residents. Additionally, the secure courtyard offers allocated parking for one vehicle. Offered for sale with no onward chain.

Features

- Popular village location
- Secure gated apartment complex
- Communal entrance with video entry
- Quiet location
- Well presented throughout
- Two bedrooms
- Open plan living space
- Wi-Fi controlled Electric heating
- Ground rent £134 per annum. Service charge £1200 per annum
- 130 years lease remaining
- No onward chain
- One allocated parking space
- Leasehold







Location

The village of Wolston offers a range of local amenities to include shops, public houses, post office, doctor's surgery and an excellent primary school (St Margarets Church of England primary school). Coventry City centre is 7.5 miles distant with the nearby towns of Rugby and Leamington being 6 miles and 9 miles respectively. Rugby rail station has a high-speed train service to London Euston in approximately 50 minutes and Birmingham International Airport is approximately 18 miles distant.









Agents Note

The apartment is offered for sale on a leasehold basis, with 130 years remaining, and has a service charge of £1,200 per annum with ground rent at £134.00 per annum. Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Accommodation

The apartment is accessed via a secure communal entrance which has the added benefit of a video calling intercom system, for peace of mind and extra security. The property opens into an entrance hall wish has doors leading to the living accommodation and two useful built-in storage cupboards. The spacious open plan kitchen/living/dining room has large multi aspect windows to the front and side aspect, flooding the room with natural light. The kitchen area is fitted with a comprehensive range of modern, beech effect units, incorporating numerous cupboards and drawers, with fitted appliances to include an electric oven and a four-ring electric hob with extractor hood above. Integrated appliances include a dishwasher, washing machine and a fridge/freezer. The living area is carpeted, with ample space for a dining table and chairs, along with sofa space for relaxing. There are two double bedrooms, with bedroom one boasting large dual aspect windows which afford plenty of light. The modern bathroom is fitted with a white suite comprising of a panelled bath with shower over, pedestal wash hand basin, WC and a chrome heated towel radiator. There is tiling to the floor and the water sensitive areas.

Outside

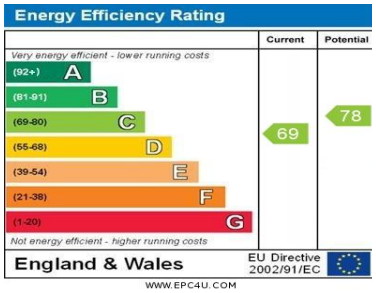
Electric wrought iron gates provide access to the secured courtyard area where there allocated parking for one vehicle.

Viewing
Strictly by prior appointment via the selling agents Howkins and Harrison. Contact Tel:01788-564666.

Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

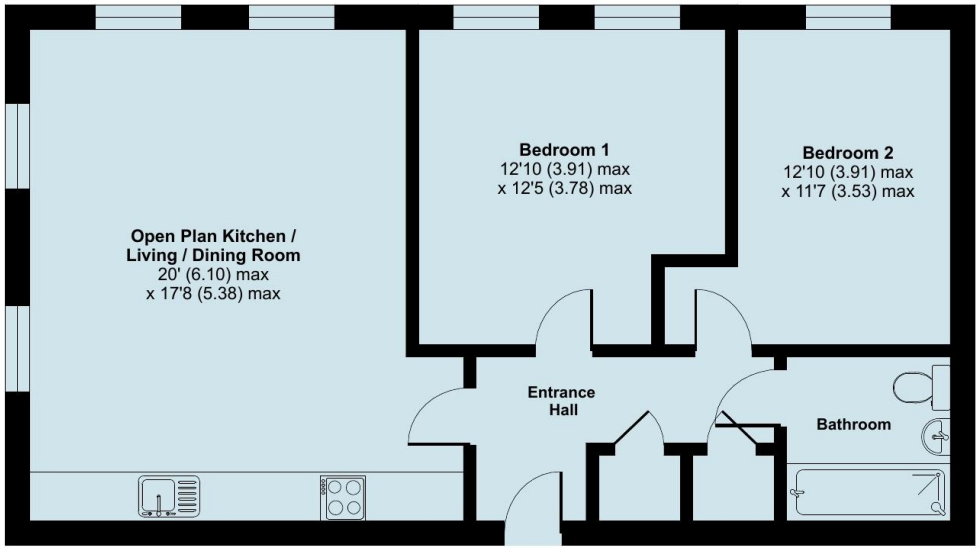
Services
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority
Rugby Borough Council. Tel:01788-533533.
Council Tax Band – B.



Bluemels Drive, Wolston, Coventry, CV8

Approximate Area = 750 sq ft / 69.6 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Howkins & Harrison. REF: 1382978

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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