



**EDWARD KNIGHT**  
ESTATE AGENTS

35 GRENDON DRIVE, STRAWBERRY FIELDS, RUGBY, CV21 1UA

OFFERS OVER £125,000





### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this well presented one bedroom first floor maisonette. The property benefits from a long lease, and would make an ideal first time/ investment purchase. In brief the accommodation comprises of entrance hall, spacious lounge with archway leading to a fitted kitchen, double bedroom and bathroom with a three piece white suite. The property is electric heating and is double glazed throughout. There is a garden to the rear and allocated parking to the front.

Tenure - 94 years remaining.

No Service Charge.

Ground Rent- £375 per annum.

### LOCATION

Strawberry Fields is perfectly situated for commuters thanks to the surrounding road and motorway networks to include the M1, M6, A5 and A14 as well as the short journey to Rugby railway station which offers a main line fast service to London Euston in under 50 minutes.

As well as being perfect for commuters, this location is excellent for walkers and shoppers. The Warwickshire Wild Life Trust Swift Valley Park Nature Reserve and Great Central Railway Nature Reserve are just a short distance away similarly to Elliott's Field Retail Park which includes a variety of popular outlets such as Marks & Spencer's, Nike and Nando's. The property is within walking distance to a range of local shops and a doctor's surgery, it is also close to main bus routes.



### LIVING ROOM

14' 9" x 10' 5" (4.5m x 3.18m)

### KITCHEN

12' 4 max" x 6' 2 max" (3.76m x 1.88m)

**BEDROOM**

13' 6 max" x 10' 2" (4.11m x 3.1m)

**BATHROOM**

7' 3" x 6' 1" (2.21m x 1.85m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		