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Sandy House, Woodside Park
Offers in the region of £110,000

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ESTATE AGENTS

Sandy House, Woodside Park, Rugby

This delightful one-bedroom second floor apartment is an excellent opportunity for both first-time buyers and savvy investors. The property boasts a well-proportioned reception room, perfect for relaxation or entertaining guests. The bedroom is designed to provide a peaceful retreat, ensuring a restful night's sleep.

The bathroom is conveniently located, offering modern amenities for your daily needs. This home benefits from double glazing, which not only enhances energy efficiency but also ensures a quiet and comfortable living environment. Electric heating throughout the property provides warmth and convenience, making it suitable for year-round living.

For those with a vehicle, the property includes allocated parking for one car and a visitor parking bay, a valuable feature in this sought-after area. The combination of its location, amenities, and potential for rental income makes this property a great investment buy.

Whether you are looking to settle down in a friendly community or seeking a promising addition to your property portfolio, this one-bedroom apartment in Woodside Park is a fantastic choice. Don't miss the chance to make it your own.

Communal Hall

Entered via glazed door with intercom security access.
Stairs to second floor.

Entrance Hall 16'3" x 2'11" (4.97 x 0.90)

Lounge 14'5" x 12'11" (4.4 x 3.94)

Electric panel radiator. Wood effect flooring. Storage cupboard. Window to front.

Kitchen 9'3" x 7'5" (2.82 x 2.27)

Brand new fitted kitchen with fan assisted electric oven with matching hob and extractor above. Dishwasher. Washing machine. Stainless steel sink. Space for upright fridge / freezer. Wine rack. Window to side.



Bedroom 10'9" x 10'2" (3.28 x 3.12)

Electric panel radiator. Window to front.

Walk In Wardrobe

Window. Open wardrobe with hanging rail.

Bathroom

Panelled bath. WC. Wash hand basin. Illuminated vanity mirror. Heated towel rail. Tiled splash areas.

Allocated Parking

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

Agents Note.

The present owners have completely renovated this apartment with a new kitchen and décor throughout.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	76

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.

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