Connells

Church Court Little Church Street
Rugby

Church Court Little Church Street
Rugby CV21 3DG

for sale offers over
£100,000

Property Description

CALLING ALL FIRST TIME BUYERS

Connells are delighted to bring to market this fantastic opportunity to buy a modern and spacious, one bedroom apartment, nestled within central Rugby on Little Church Street. Church Court in brief comprises of; open plan lounge, kitchen & diner, one double bedroom and a bathroom. Externally, there is a small courtyard area, and the property benefits from being walking distance to Rugby town centre.

Located within a prime sought after location, this brilliant one bedroom apartment is a perfect opportunity for first time buyers! Within just a short distance of the property there are a number of local shops, amenities, restaurants, bars, parks, schools and Rugby Train Station which has direct lines to London and Birmingham. Briefly comprising of entrance hall, kitchen, lounge, two good size bedrooms and family bathroom.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see home!

Entrance

The main entrance door is on the ground level, where there is an entrance door and stairs rising to the first floor landing area.

Lounge/Kitchen/Diner

A modern open plan reception room, lounge with space for a sofa and two windows. The kitchen features a built in oven with electric hob, extractor fan, fridge freezer, and sink & drain. There is also additional space for a washing machine, plus a built in storage cupboard.

Bedroom

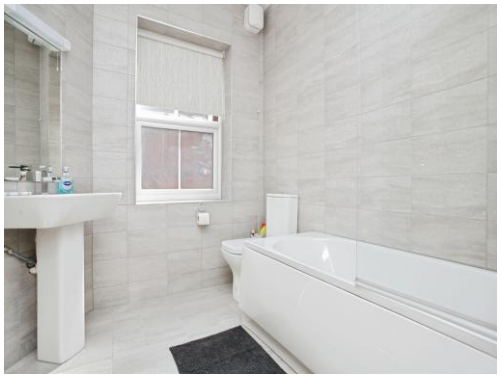
Double bedroom featuring space for a wardrobe and two windows. Loft hatch providing loft access.

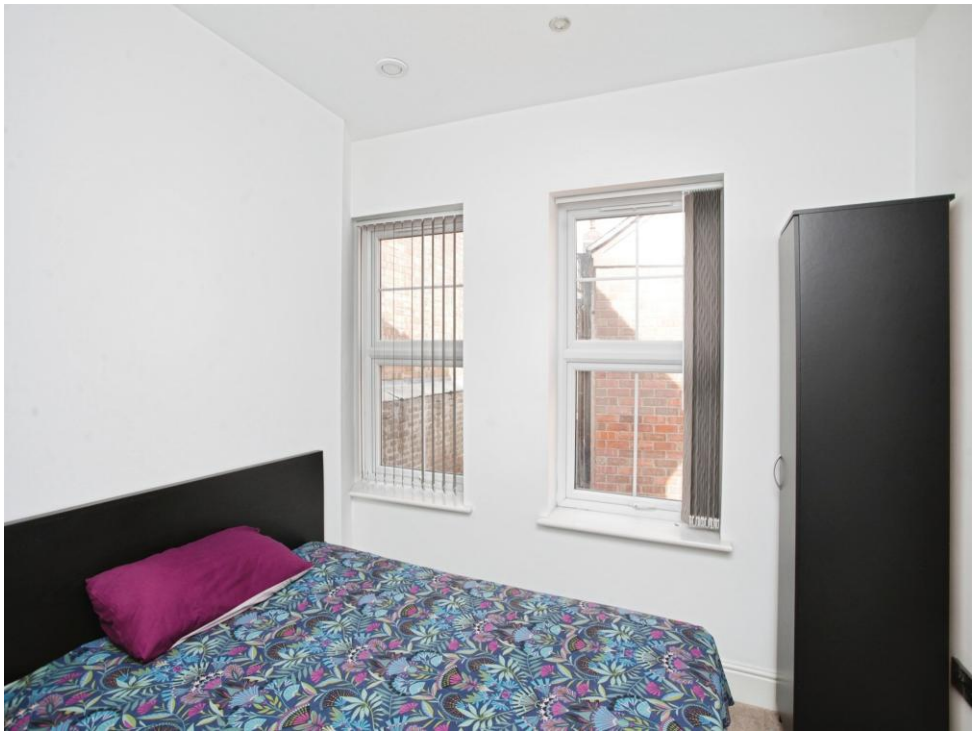
Bathroom

Fitted bathroom with a built, shower over, low level WC, wash hand basin, heated towel rail and frosted window. Loft hatch providing loft access.

Agents Notes

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





4
CHURCH COURT
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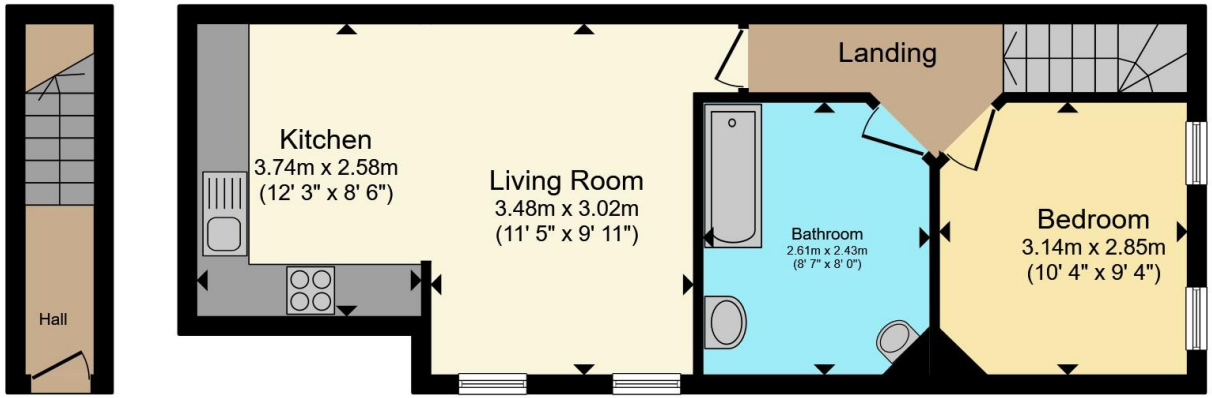

Ground Floor **First Floor**

Total floor area 47.3 m² (509 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

Connells

To view this property please contact Connells on

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
RUGBY CV21 2PE

EPC Rating: C

Council Tax Band: A

Service Charge: 1407.26

Ground Rent: 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/RBY108277

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.