



**2 Bedroom Flat**

**located on Bryant Road, Rugby**

**£140,000**

**UP Estates**



NO UPWARD CHAIN | FIRST FLOOR APARTMENT | TWO DOUBLE BEDROOMS | PRIVATE BALCONY WITH COUNTRYSIDE VIEWS | ENSUITE TO MAIN BEDROOM | ALLOCATED PARKING

This premium two bedroom first floor apartment is presented to a high standard throughout and is offered to the market with no upward chain, making it ready to move straight into. Ideally located in Rugby, the property benefits from excellent transport links with easy access to the M6 and A426, and is approximately a 7 minute drive to Rugby Train Station, alongside a range of local amenities nearby.

The property features a modern open plan lounge, kitchen and dining area, creating a bright and sociable living space. From here, there is direct access to a private full balcony, one of only two apartments in the block to benefit from this feature, offering stunning countryside views and the perfect space for outdoor dining and entertaining.

The accommodation comprises two spacious double bedrooms, with the main bedroom benefiting from a sleek ensuite shower room and a striking floor to ceiling window allowing plenty of natural light. The second bedroom is also a generous double and is served by a modern family bathroom. A useful storage cupboard provides additional space and can also be utilised as a utility area.

Externally, the property benefits from allocated parking.

This fantastic apartment would make an ideal purchase for first time buyers or investors alike.



£140,000

- NO UPWARD CHAIN
- FIRST FLOOR TWO BEDROOM APARTMENT
- HIGH SPECIFICATION THROUGHOUT
- OPEN PLAN LOUNGE / KITCHEN / DINER
- PRIVATE FULL BALCONY WITH COUNTRYSIDE VIEWS
- MAIN BEDROOM WITH ENSUITE & FLOOR TO CEILING WINDOW
- ALLOCATED PARKING
- EXCELLENT ACCESS TO M6, A426 & RUGBY TRAIN STATION



### **IMPORTANT NOTE TO PURCHASERS**

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

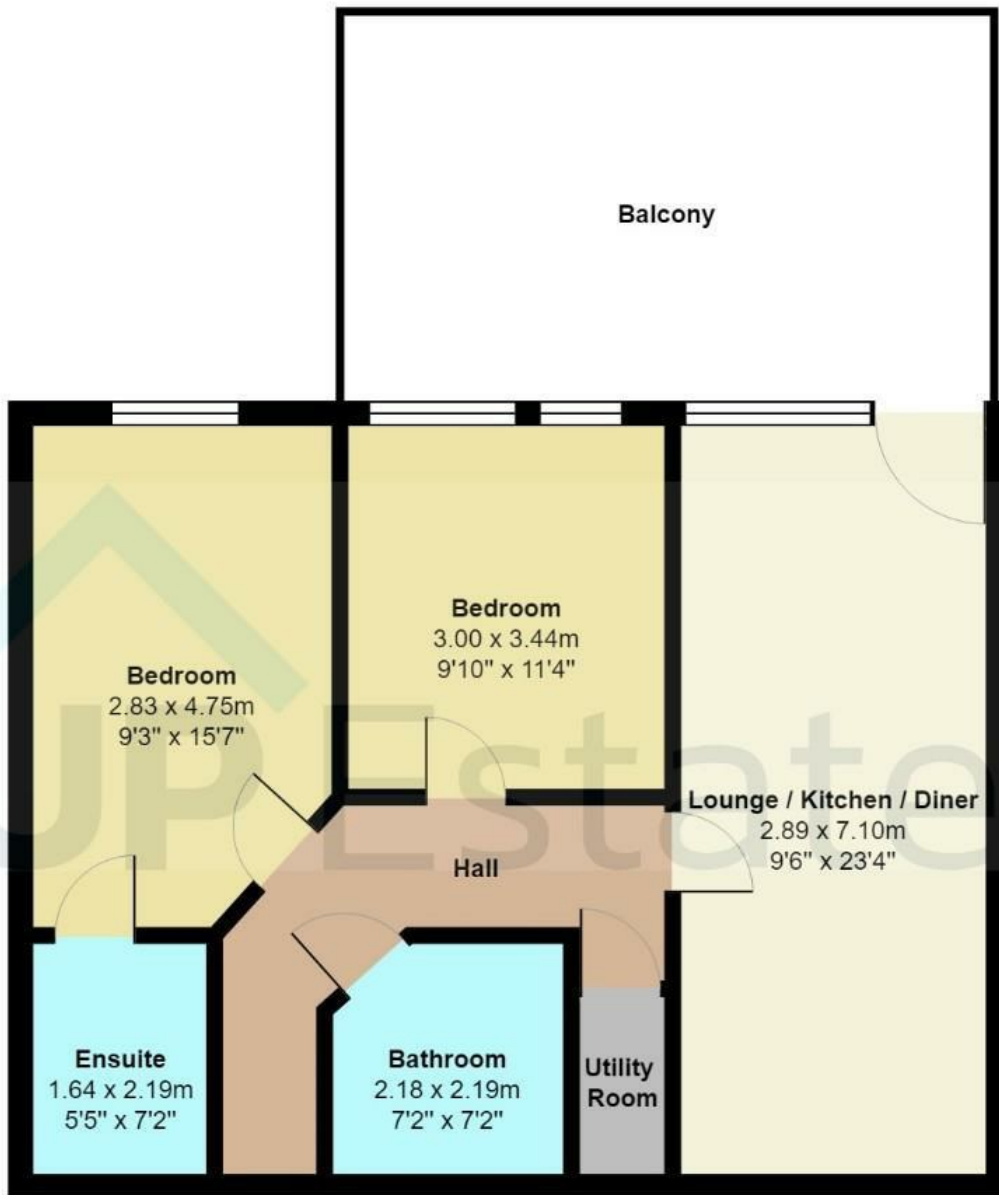
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Bryant Road, Rugby





Total Area: 64.2 m<sup>2</sup> ... 691 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

## CONTACT

41 Regent Street  
Rugby  
CV21 2PE

E: [rugby@upestates.co.uk](mailto:rugby@upestates.co.uk)  
T: 01788 729922

 UP Estates