

**2 Drury Court
Town Centre
RUGBY
CV21 3DA
£130,000**



- **GROUND FLOOR APARTMENT**
- **REFITTED KITCHEN**
- **GAS CENTRAL HEATING**
- **NO ONWARD CHAIN**

- **TWO BEDROOM**
- **SECURE OFF ROAD PARKING**
- **DOUBLE GLAZED WINDOWS**
- **ENERGY EFFICIENCY RATING C**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A spacious ground-floor apartment with two double bedrooms, set right in the heart of Rugby and offered with NO ONWARD CHAIN. The layout flows from an inviting entrance hallway into a bright open-plan lounge and refitted kitchen, complete with integrated appliances. There are two comfortable bedrooms, a bathroom with a shower cubicle, gas central heating, double glazing and characterful exposed ceiling beams. Secure off-road parking adds welcome convenience.

Its position is a real advantage. The railway station is a short walk away, providing fast mainline services to London Euston and Birmingham New Street, making this an excellent choice for commuters. Everything you need is close at hand: shops, restaurants, pubs, Rugby Theatre, the library, Caldecott Park and the historic Rugby School.

Communal Entrance Hall

Entry via communal entrance door to.

Entrance Hall

Entry via entrance door. Wall mounted intercom phone. Wooden flooring. Spot lights to ceiling. Doors to all rooms.

Lounge/Kitchen

16'11" x 14'11" (5.17 x 4.55m)

Exposed beams to ceilings and walls. Double glazed window to side and rear aspect. Wooden flooring. Range of base and eye-level kitchen units. Gas hob and electric oven with extractor hood over hob. Rolltop work surfaces. Tiled splashbacks. Single drainer sink unit with mixer tap over. Washing machine. Two radiators.

Bedroom One

13'3" x 7'3" (4.04m x 2.22m)

Double glazed doors to front aspect. Wooden flooring. Wall mounted radiator.

Bedroom Two

8'3" x 7'3" (2.53m x 2.22m)

Double glazed window to front aspect. Wooden flooring. Exposed wooden beams. Wall mounted radiator.

Bathroom

Ceramic tiled flooring. Wooden door into storage cupboard. Wall-mounted radiator. Spotlights to ceiling. Low flush w.c. Pedestal wash hand basin. Wall mounted mirror. Shower cubicle.

Off Road Parking

Allocated parking for one vehicle via secure electric gates.

Agents Note

Council Tax Band: B

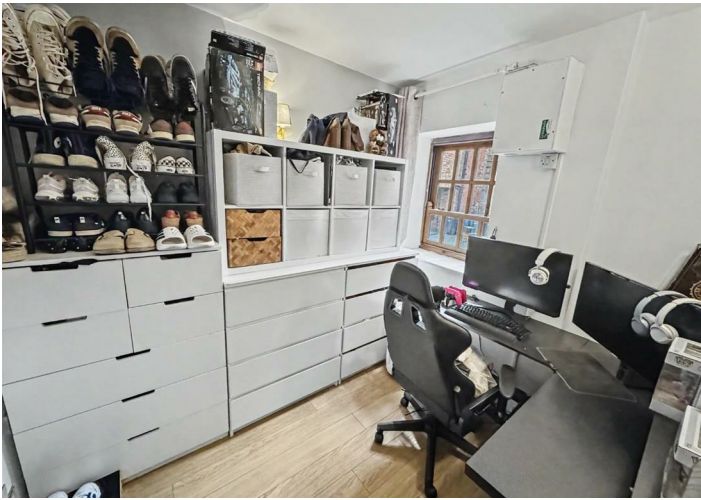
Energy Efficiency Rating: C

Leasehold: 125 years from 2005

Freehold: 1/6th share

Service Charge: £125 pcm

Ground Rent: None



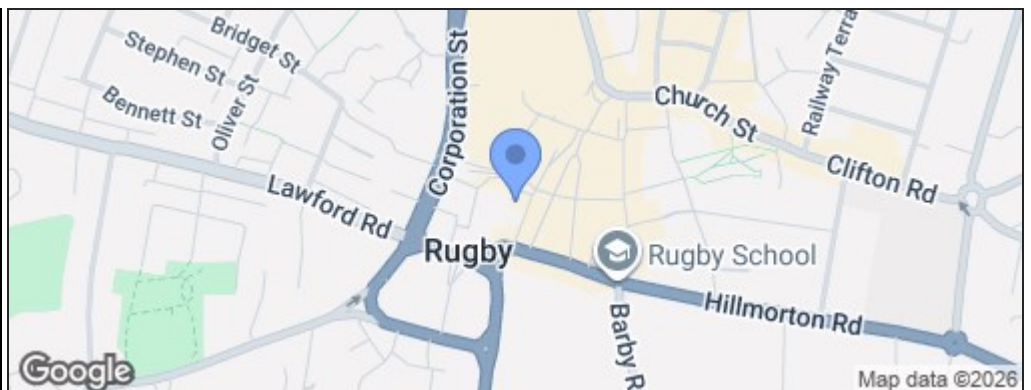
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.