



**EDWARD KNIGHT**  
ESTATE AGENTS

8 SKELTON COURT, OVERSLADE LANE, RUGBY, CV22 6EN

£115,000





### PROPERTY SUMMARY

A well-presented one-bedroom apartment for sale with no onward chain, situated on the corner of Shakespeare Gardens, with local shops and bus routes conveniently located on the doorstep.

The property benefits from one allocated parking space within a secure gated car park to the rear. The accommodation briefly comprises an entrance hall, a lounge/dining room with a kitchen off, a good-sized double bedroom, and a bathroom.

Additional features include a secure intercom entry system, uPVC double glazing, and modern electric panel heaters.

### ENTRANCE LOBBY

Enter via a solid timber door. Wall mounted electric panel heater with zone controls. Smoke alarm. Door to:

### INNER HALL

Wall mounted intercom entry phone. Smoke alarm. Built-in airing cupboard housing a high-pressure hot water cylinder and electric consumer unit. Doors to all further accommodation.

### LOUNGE/DINING ROOM

13' 9" x 12' 7" min (4.19m x 3.84m)

uPVC double glazed square bay window to the front aspect. Wall mounted electric panel heater. TV, telephone and satellite points. Opening to:

### KITCHEN

8' 10" x 6' 3" (2.69m x 1.91m)

A range of eye and base level units surmounted by wood effect work surfaces. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Built-in stainless steel single electric oven, solid plate



hob and chimney extractor hood. Space and plumbing for a washing machine and fridge freezer. uPVC double glazed window to the side aspect.

#### **BEDROOM ONE**

12' 4" x 12' 1" (3.76m x 3.68m)

uPVC double glazed window to the front aspect. Wall mounted electric panel heater.

#### **BATHROOM**

7' 9" x 6' 3" (2.36m x 1.91m)

White suite comprising: pedestal wash hand basin, low-level close coupled toilet and panelled bath with thermostatic shower over. Tiling to splashback areas. Vinyl floor. Electric shaver socket. Chrome heated towel rail radiator. Ceiling mounted extractor fan.

#### **PARKING & COMMUNAL AREAS**

One allocated parking space in the secure, gated car park at the rear of the building. Intercom entry into the communal hallway with stairs rising to all floors.

#### **COUNCIL TAX**

Band A



Years remaining: 146 years  
Service charge: £1,229 per annum  
Ground rent: £186 per annum



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		