





### Property Description

\*\*\*NO ONWARD CHAIN\*\*\*

Connells are delighted to present this beautifully appointed two-bedroom second-floor apartment, ideally located within the highly sought-after Ilam Court development in Rugby.

This spacious and well-maintained property offers a bright and airy lounge, a modern fitted kitchen, two generously sized bedrooms—including a master with en suite—and a family bathroom.

The apartment shares a landing with only one other flat opposite and has no adjoining walls to other flats, offering a quiet location.

The apartment also benefits from allocated parking for two vehicles, with additional visitor spaces available.

Perfectly positioned just a short distance from Rugby Town Centre, residents can enjoy a vibrant mix of high street and independent shops, restaurants, bars, and coffee houses. Rugby railway station is easily accessible, offering direct services to Birmingham and London Euston in under an hour.

For added convenience, the property is close to Junction One and Elliott's Field Retail Parks, and boasts excellent commuter links via the M1, M6, A5, and A14 road networks.

This apartment is ideal for first-time buyers, professionals, or investors seeking a stylish, low-maintenance home in a prime location.



## Entrance Hall

Coat area, Carpeted.

## Hallway

Loft access & cupboard.

## Lounge

13' 5" x 13' ( 4.09m x 3.96m )

Small windows to rear, radiator, carpeted.

## Kitchen

9' 6" max x 9' 5" ( 2.90m max x 2.87m )

Vinyl floor, gas hob, Dish washer, washing machine, space for fridge freezer.

## Bedroom One

8' x 10' 11" ( 2.44m x 3.33m )

To rear of property, carpeted.

## En-Suite

shower cubicle, w/c & sink.

## Bedroom Two

13' 1" x 8' 11" ( 3.99m x 2.72m )

To front of property, carpeted.

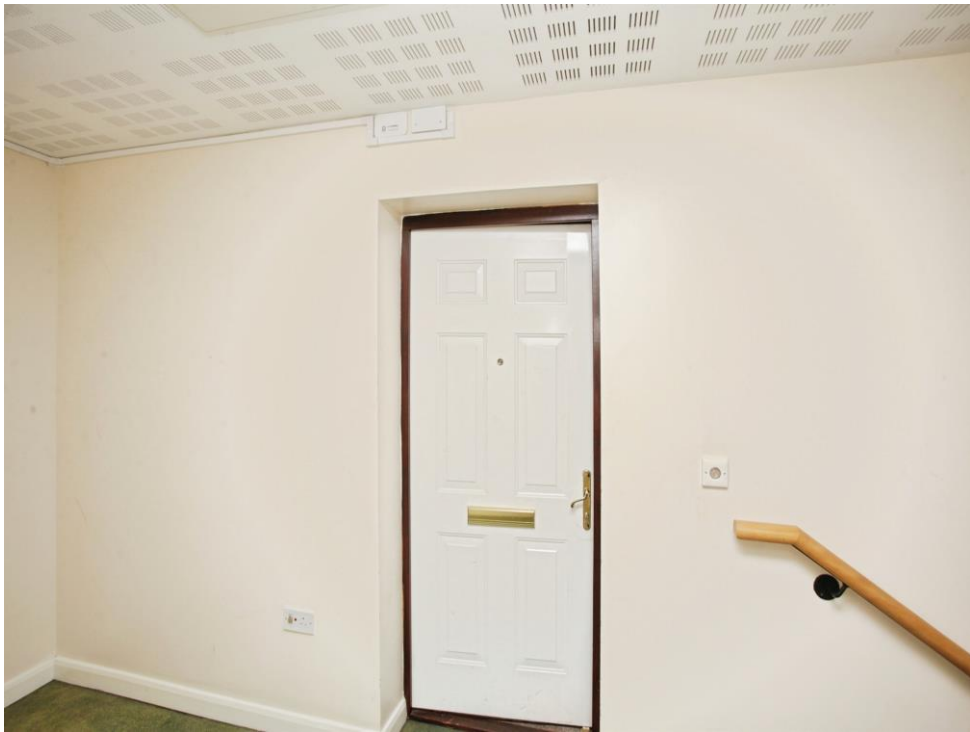
## Bathroom

Vinyl floor, window to front, bath.

## Parking

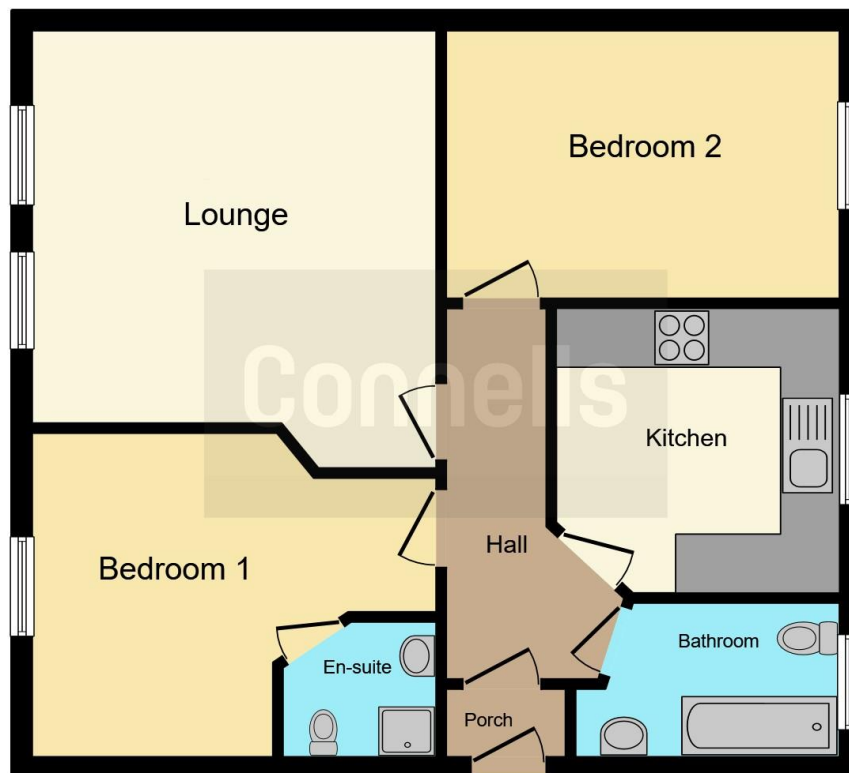
Two spaces











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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01788 579880**  
**E [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)**

25 Regent Street  
 RUGBY CV21 2PE

EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 2037.91

Ground Rent:  
 314.76

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RBY107779](http://connells.co.uk/Property/RBY107779)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jun 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: RBY107779 - 0012