



EDWARD KNIGHT
ESTATE AGENTS

FLAT 2, WEINSTOCK COURT,, TAINTER CLOSE, RUGBY, CV21 1GH

GUIDE PRICE £170,000





PROPERTY DESCRIPTION

Edward Knight are pleased to present this well- appointed ground- floor two- bedroom apartment, ideally positioned for superb commuter access.

Accommodation

Upon entering, the hallway leads through to a modern open- plan kitchen and lounge, featuring integrated appliances and providing a bright, versatile living space. The apartment offers two double bedrooms, with the principal bedroom benefitting from a private en- suite shower room. The main bathroom is fitted with a bath and overhead shower, WC and wash basin.

LOCATION

The property is conveniently located for the M1, M6, A5 and A14 motorway networks, while Rugby Railway Station offers fast mainline services to Birmingham New Street and London Euston in approximately 50 minutes.

BEDROOM 1

13' 05" x 10' 02" (4.09m x 3.1m)

ENSUITE

BEDROOM 2

9' 08" x 10' 05" (2.95m x 3.18m)

FAMILY BATHROOM

KITCHEN/DINER

19' 09" x 11' 09" (6.02m x 3.58m)

LEASEHOLD INFOMATION

Service Charge £1262.24 Per annum



Ground Rent £126
Lease length: 125 years from 2015

IMPORTANT

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.



If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.







Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		