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Crescent House, Woodside Park
Offers Over £125,000

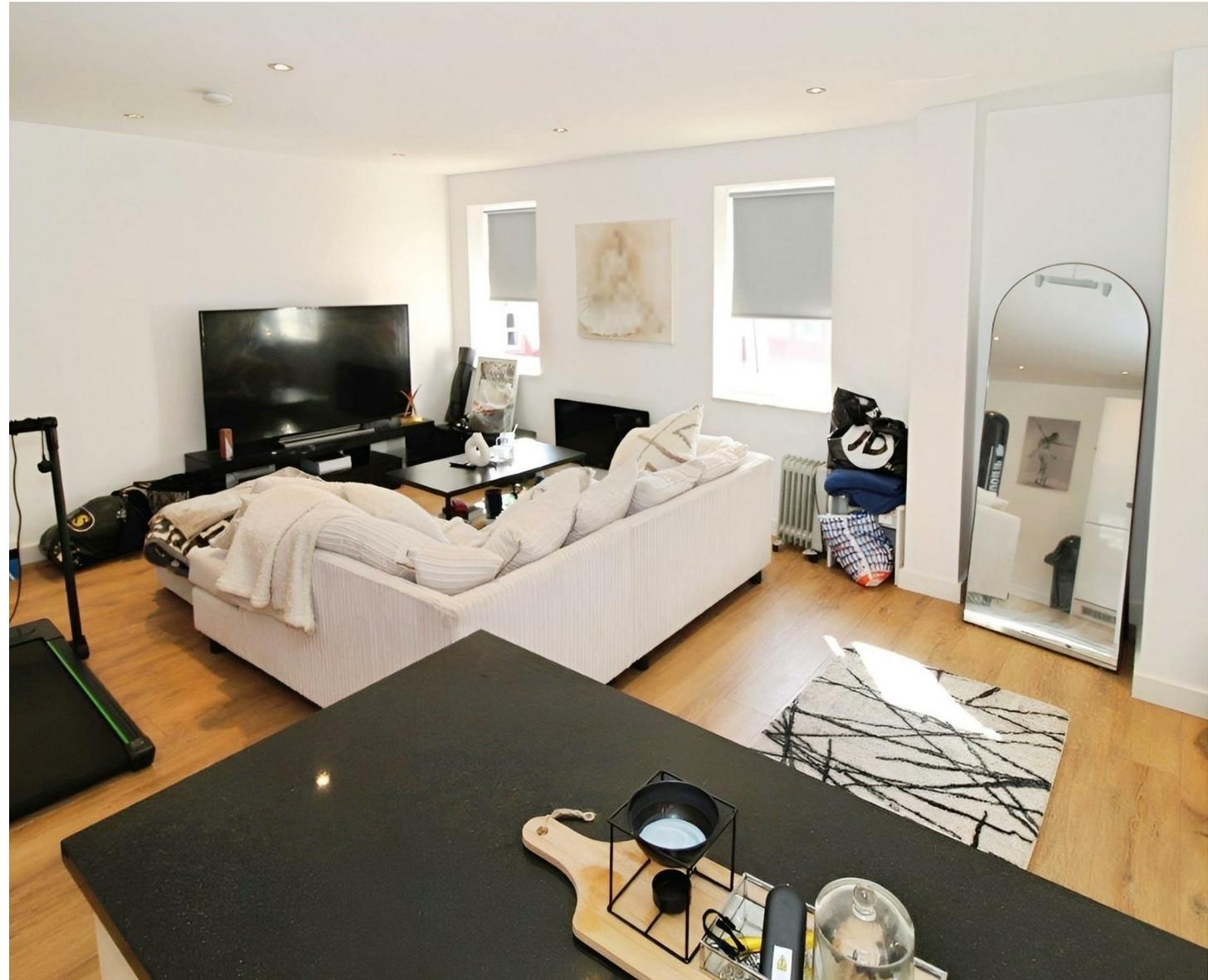
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ESTATE AGENTS

Crescent House, Woodside Park, Rugby

Complete Estate agents are pleased to present this beautiful one bedroom first floor apartment, built in 2020 and offers stylish and spacious living accommodation throughout to include: entrance hallway, a spacious open plan living/dining/kitchen. The kitchen area is fitted with a comprehensive range of contemporary high gloss units incorporating integrated fridge/freezer, washing machine, oven, hob and extractor and granite work surfaces. A large double bedroom with French doors opening onto a Juliet style balcony. and a contemporary shower room with wall hung vanity sink. The apartment further benefits from a secure entry system, modern oak internal doors, immaculately maintained communal areas with sensor lighting and lift. Outside there is an allocated parking space. The property is to be sold with a tenant in situ with an income of £9000.00 per annum.

Woodside Park

Woodside Park is just 10 minutes walk from Rugby Town Centre and 5 minutes walk to Rugby train station which is served by London North Western Railway and Avanti West Coast trains. Rugby to London Euston is less than 50 minutes by fast train and Birmingham 20 minutes. This is just one of the reasons why Rugby has become extremely popular with many commuters.



About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR

Leasehold Information

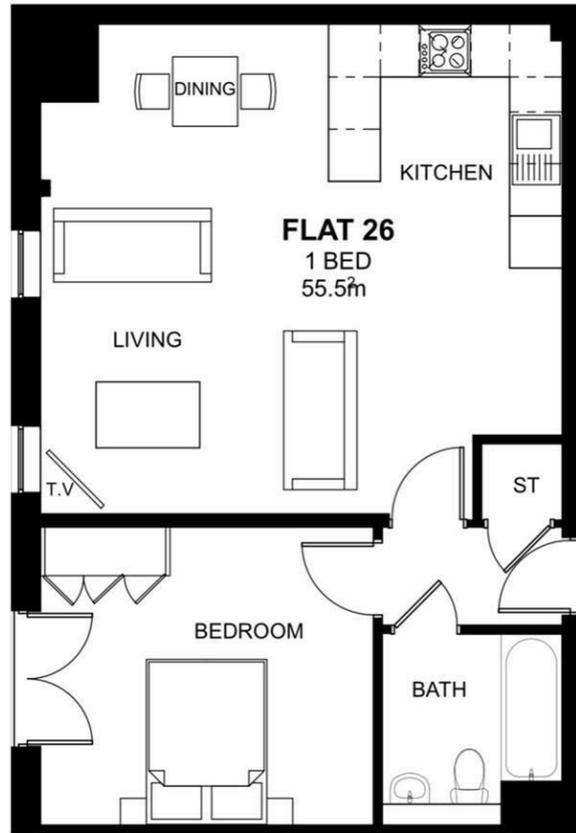
Lease: 125 years from 2020

Building service charge - £807.19

Estate service charge - £345.60

Ground Rent: TBC





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	82	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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