



Woodside Park, Rugby, CV21 2NZ



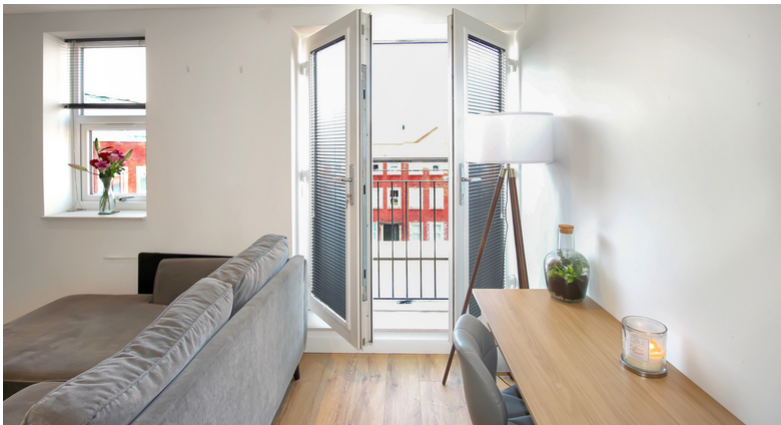
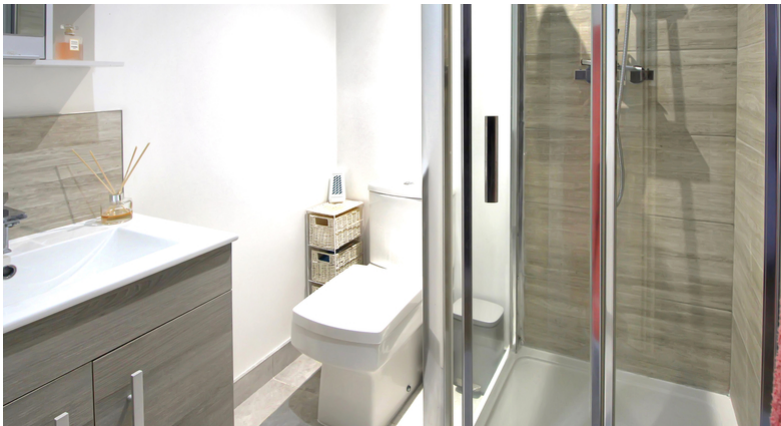
GUILD HOUSE
Estate Agents



Guild House estate agents are delighted to offer for sale this stunning top floor leasehold apartment. Presented in show home condition and 122 years remaining on the lease, it's ideally located within easy walking distance of Rugby town centre and Rugby train station. Elliots Field and Junction One retail parks are on your doorstep and the M6/M1/A14 motorway links are just a five minute drive.

This beautifully presented apartment was built in 2020 and offers stylish and spacious living accommodation throughout to include: entrance hallway, fabulous open plan living/dining/kitchen and French doors opening onto a Juliet style balcony. 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. The double bedroom boasts bespoke built in wardrobes and there is contemporary shower room with wall hung vanity sink. The apartment further benefits from a secure entry system, modern solid oak internal doors, immaculately maintained communal areas with sensor lighting and lift. Outside there is an allocated parking space.

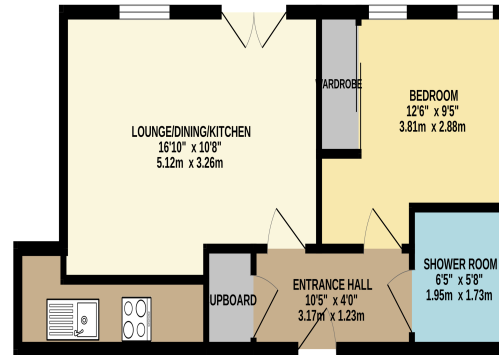
Internal viewing highly recommended to fully appreciate this spacious apartment.



- TOP FLOOR APARTMENT
- ONLY 3 YEARS OLD
- ONE BEDROOM
- LEASEHOLD
- DOUBLE BEDROOM WITH BUILT IN WARDROBES
- HIGH SPECIFICATION FINISH THROUGHOUT
- SHOWER ROOM
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- ALLOCATED PARKING SPACE
- COMMUNAL GARDENS
- SECURE ENTRY SYSTEM
- COMMUNAL LIFT TO ALL FLOORS
- NO ONWARD CHAIN
- EPC RATING - B



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, areas, volumes etc. are given as approximate and are not intended to be used for any purpose other than general reference. The floor plan is not intended to be used for any purpose other than general reference. The floor plan is not intended to be used for any purpose other than general reference. The floor plan is not intended to be used for any purpose other than general reference.

Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

01788 577 218
 info@guild-house.com
 guildhouseestateagents.co.uk

