



Flat 10 Symington House

Spring Street
Rugby
Warwickshire
CV21 3DQ

£175,000 Leasehold

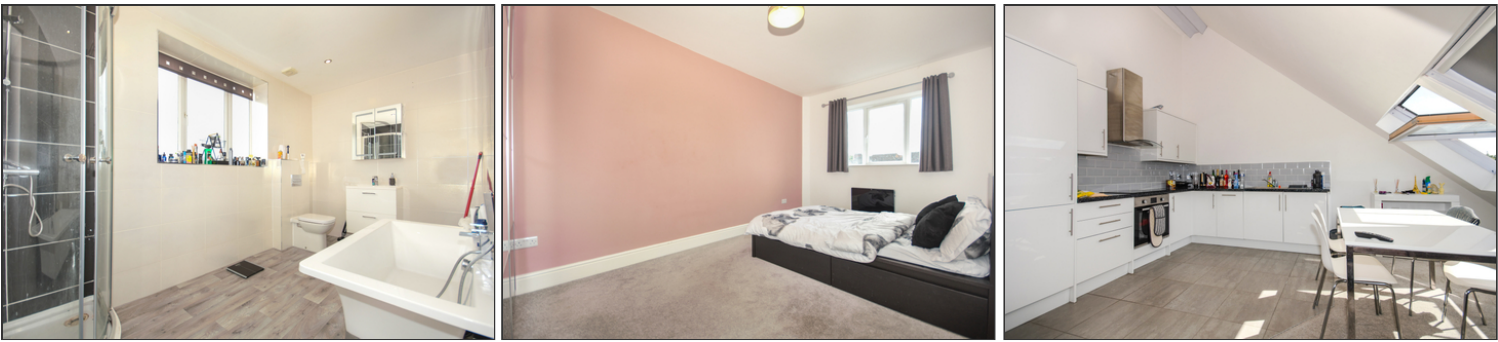


- A Modern Two Bedroom Duplex Apartment
- Conveniently Located for Rugby Town Centre and Railway Station
- Ground Floor Bathroom with Four Piece White Suite
- Open Plan Lounge/Dining Room/Kitchen with Oven, Hob and Integrated Appliances
- Separate Study Area
- Upvc Double Glazing and Electric Central Heating
- Allocated Off Road Parking
- Early Viewing Highly Recommended, No Onward Chain, Ideal First Time/Investment Opportunity

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern and spacious two bedroom duplex apartment located within walking distance of Rugby town centre and railway station. The property is of standard brick built construction with a tiled roof and has mains services connected (with the exception of gas).

Rugby town centre offers a wealth of shops and stores, public library, churches of several denominations, supermarkets and many restaurants, takeaway outlets and bars and there is excellent local schooling for all ages.

Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour. There is also easy commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks making the location ideal for those wishing to commute.

The accommodation is set over two floors and is accessed via a secure communal entrance. In brief, there is an entrance hall with stairs rising to the first floor and two double bedrooms. The fully tiled family bathroom is fitted with a four piece white suite to include a bath, separate corner shower enclosure, vanity unit with inset wash hand basin and low level w.c. and there is a heated towel rail.

To the first floor, the open plan lounge/dining room/kitchen has Velux windows, some restricted head height and a vaulted ceiling. There is also a storage cupboard. To the kitchen area there is a built in oven and hob with extractor over and integrated appliances. There is a useful separate study area also with a Velux window.

The property benefits from Upvc double glazing and electric heating.

Externally, there is allocated off road parking for one vehicle.

Early viewing is highly recommended to avoid disappointment. The property is being offered for sale with no onward chain and considered to be an ideal first time/investment opportunity.

TENURE: Leasehold (End Date: 30/06/2139).

Current Ground Rent: £250 per annum.

Current Service Charge: £1620.18 per annum.

Managing Agent: Centrick Estate Management

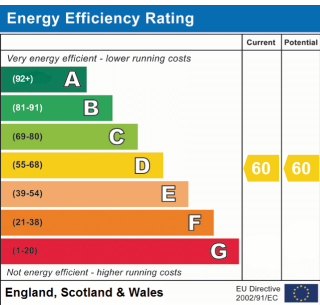
AGENTS NOTES

Council Tax band: 'B'
Local Authority: Rugby Borough Council

MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property. To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

ENERGY PERFORMANCE CERTIFICATE



ENTRANCE HALL

20' 6" x 10' 8" (6.25m x 3.25m)

BEDROOM ONE

16' 7" x 9' 3" (5.05m x 2.82m)

BEDROOM TWO

12' 3" x 10' 11" (3.73m x 3.33m)

FAMILY BATHROOM

12' 11" x 11' 9" maximum (3.94m x 3.58m maimum)

First Floor

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

21' 11" x 16' 4" (6.68m x 4.98m)

STUDY

6' 0" x 5' 10" (1.83m x 1.78m)

First Floor



Ground Floor

