



Lawford Bridge Close, Rugby, CV21 2AE



GUILD HOUSE
Estate Agents



Guild House Estate Agents are delighted to offer for sale this first floor leasehold apartment situated within walking distance of Rugby Town centre. Offering first time buyers and investors alike an excellent opportunity to acquire a well maintained property. Lawford Bridge Close is perfectly positioned for easy access to A45/M1/M6 as well as Coventry and Leamington Spa town centres.

The apartment is well presented throughout and offers spacious accommodation to comprise: entrance hallway with laminate flooring and large storage cupboard, open plan kitchen/living/dining area, the kitchen is fitted with beech effect units, built under oven, electric hob, and chimney extractor, space for an upright fridge/freezer and washing machine. In the living area there is adequate space for a dining table and chairs. There are two well proportioned bedrooms and a spacious modern bathroom with shower. The property further benefits from upvc double glazing and electric heating throughout and a secure entry system.

Externally there are communal gardens and an allocated parking space.

Approximately 108 Years remaining on the lease. Ground rent is £125 per annum. Service charge £1353.53 per annum.

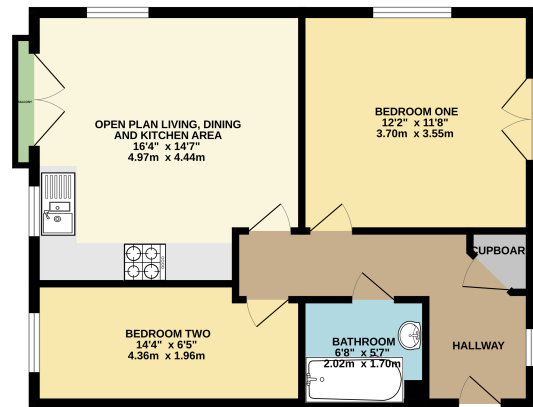
Viewing strongly recommended.



- SPACIOUS FIRST FLOOR APARTMENT
- TWO BEDROOMS
- LEASEHOLD
- ALLOCATED PARKING SPACE
- CLOSE TO TOWN CENTRE
- ELECTRIC HEATING
- EPC RATING - C
- COUNCIL TAX BAND A
- IDEAL FIRST TIME BUY OR INVESTMENT
- APPROX 108 YEARS REMAINING ON LEASE
- EPC RATING TBC



GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA: 559 sq.ft. (51.9 sq.m.) approx.
 While every effort has been made to ensure the accuracy of the foregoing particulars, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for general guidance only and should be used as a guide for the prospective purchaser. The services, fixtures and equipment shown have not been tested and no guarantee is to be given.
 Sales and Marketing (2022)

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.

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