



Lawford Bridge Close, Rugby, CV21 2AE



GUILD HOUSE
Estate Agents



Guild House Estate Agents are delighted to offer for sale this fabulous first floor leasehold apartment situated within walking distance of Rugby Town centre. Offering first time buyers and investors alike an excellent opportunity to acquire an immaculate 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 has been beautifully maintained and updated 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.

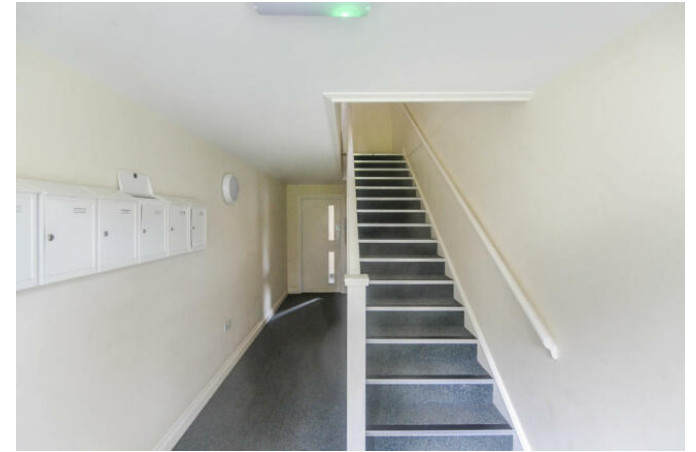
Externally there are communal gardens and an allocated parking space.

Approximately 109 Years remaining on the lease. Ground rent is £125 per annum. Service charge £1089 per annum.

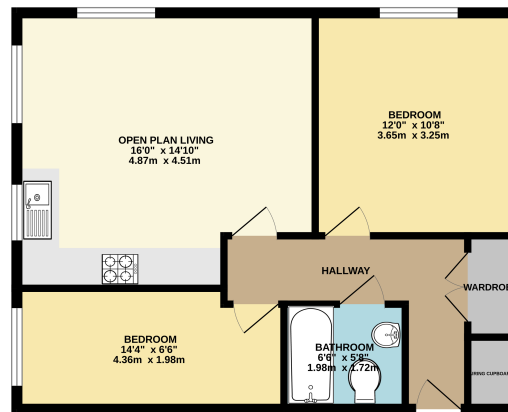
Viewing strongly recommended.



- LEASEHOLD APARTMENT
- TWO BEDROOMS
- OPEN PLAN KITCHEN/LIVING AREA
- FIRST FLOOR APARTMENT
- MODERN BATHROOM
- FITTED KITCHEN
- 109 YEARS LEASE REMAINUNG
- ELECTRIC HEATING
- UPVC DOUBLE GLAZING
- EPC RATING - B



GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 567 sq.ft. (52.7 sq.m.) approx.
 Measurements shown in this plan are for general guidance only and are not intended to be used for any other purpose. The plan is for general guidance only and is not intended to be used for any other purpose. The plan is for general guidance only and is not intended to be used for any other purpose. The plan is for general guidance only and is not intended to be used for any other purpose.

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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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