



Buchanan Road, Rugby, CV22 6AZ



GUILD HOUSE
Estate Agents



Guild House estate agents are pleased to offer for sale this well presented leasehold first floor apartment. Situated in a quiet position within a popular residential area and within walking distance of local shops and schooling. The property is ideally located for easy access into Rugby town centre and just a short drive from A45/M1/M6 motorway links.

This spacious apartment is presented in excellent order throughout and accommodation comprises: entrance hallway, well proportioned open plan living/dining/kitchen area. The kitchen is fitted with a range of beech fronted cabinets, built in oven, hob and extractor, leaving plenty of space for a washing machine and upright fridge/freezer. The lounge/dining area has a dual aspect with french doors and 'juliet' style balcony. The main double bedroom benefits from built in wardrobes, there's a second good sized single bedroom and larger than average bathroom for an apartment. The property further benefits from a secure entry system, Upvc double glazing, gas central heating and well maintained communal areas.

Externally there are well tended communal gardens and an allocated parking space. Early viewing highly recommended.

Ground rent £ per annum. Service charge £ per annum.



- FIRST FLOOR LEASEHOLD APARTMENT
- TWO BEDROOMS
- SPACIOUS BATHROOM
- OPEN PLAN KITCHEN/DINING/LIVING AREA
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- SECURE ENTRY SYSTEM
- WELL MAINTAINED COMMUNAL AREAS & GARDENS
- ALLOCATED PARKING SPACE
- EPC RATING - C



FIRST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 541 sq.ft. (50.3 sq.m.) approx.
Measurements shown are approximate and should be used for guidance only. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The floor area for the purposes of this advertisement is based on the most favourable perspective. The floor area for the purposes of this advertisement is based on the most favourable perspective. The floor area for the purposes of this advertisement is based on the most favourable perspective. The floor area for the purposes of this advertisement is based on the most favourable perspective.

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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