



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.

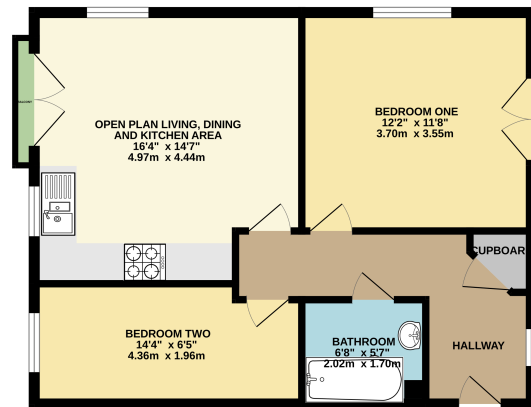




- NO CHAIN, PROPERTY OFFERED WITH VACANT POSSESSION
- SPACIOUS FIRST FLOOR APARTMENT
- TWO BEDROOMS
- LEASEHOLD
- ALLOCATED PARKING SPACE
- CLOSE TO TOWN CENTRE
- ELECTRIC HEATING
- IDEAL FIRST TIME BUY OR INVESTMENT
- COUNCIL TAX BAND A
- APPROX 108 YEARS REMAINING ON LEASE
- EPC RATING - C



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



TOTAL FLOOR AREA: 559 sq.ft. (51.9 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the foregoing information, the responsibility is upon the buyer to verify the accuracy of the information. The plan is for illustrative purposes only and should not be used for any prospective purchase. The services, fixtures and equipment shown have not been tested and no guarantee is to be made regarding their condition.  
Made with Blueprints 11/2023

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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.