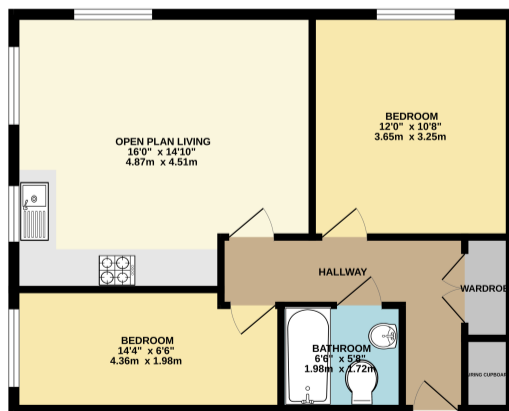


GROUND FLOOR
 567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 567 sq.ft. (52.7 sq.m.) approx.
 While every effort has been made to ensure the accuracy of the measurements, measurements are not guaranteed. They are for general information only and should not be relied upon for any purpose other than that intended. The plan is for illustrative purposes only and should not be used as a basis for any contract. The agent, agent's agents and agents are not responsible for any errors or omissions.
 Map by Ordnance Survey (OS)

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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.



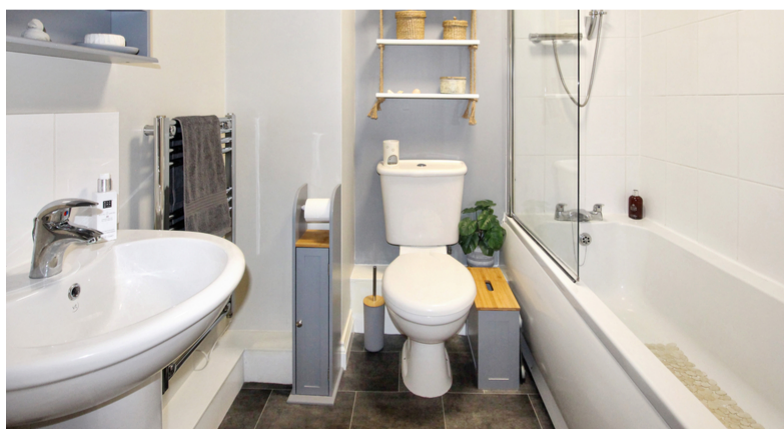
Guild House Estate Agents are delighted to offer for sale this fabulous first floor leasehold apartment situated within walking distance of Rugby Town centre. Offering first time buyers and investors alike an excellent opportunity to acquire an immaculate property. Lawford Bridge Close is perfectly positioned 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 REMAINING
- ELECTRIC HEATING
- UPVC DOUBLE GLAZING
- EPC RATING - B