



Drury Lane
Rugby
Warwickshire
CV21 3DA

Offers in Excess of £133,000

bettermove 

Drury Lane Rugby

Bettermove are proud to present this 2 bedroom ground floor flat in Rugby available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has secured off road parking available within the private courtyard for one vehicle. The council tax band is B.

The property is tenanted and rental yields can be obtained through Bettermove.

This is a share of Freehold property with 106 years remaining on the lease; there is no ground rent is and the service charge is £80 per month.

The interior of this well presented property briefly comprises a spacious and open plan living room/dining area with the fitted kitchen, two bedrooms and the family bathroom on the ground floor of the building.

Located in the popular town of Rugby, the property is close to a range of amenities, including shops, Rugby School, supermarkets, restaurants and pubs. Excellent transport connections can be found from Rugby Train Station, the M1 and many local bus routes providing easy access into Birmingham and London.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

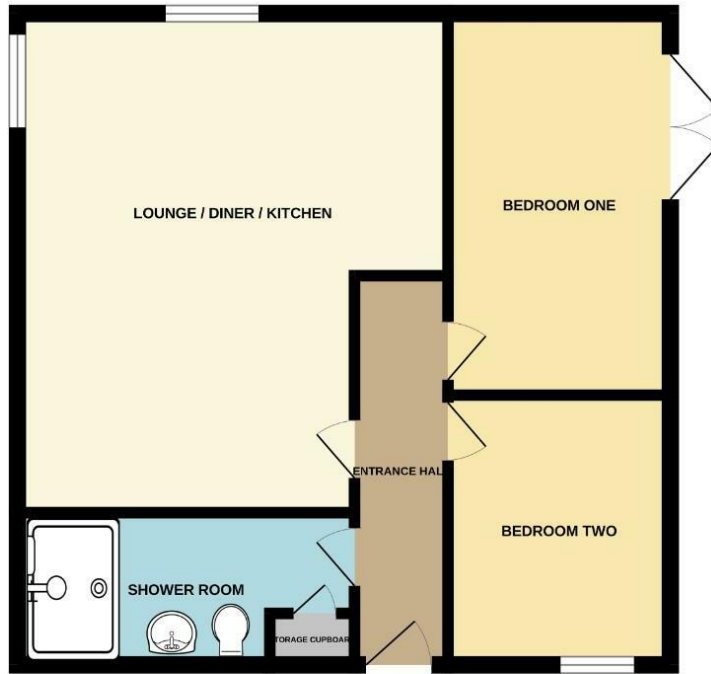
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropac ICC23

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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