





Property Description

CALLING ALL FIRST TIME BUYERS

Connells are proud to bring to market this delightful and beautifully presented, two bedroom top floor apartment in Sophia Court, King Edward Road. The apartment in brief comprises of; entrance, generous lounge/diner/modern fitted kitchen, two double bedrooms and a main bathroom. Externally, there is allocated off road parking for one vehicle, plus a visitor space via permit. This property also benefits from gas central heating and double glazing.

The property is situated on the sought after Sophia Court, King Edward Road which is within walking distance of Caldecott Park and the town centre which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. There is a good selection of primary and secondary schooling, including academies, grammar schools, Warwickshire College, and the renowned Rugby School. The property is also well positioned for the commuter with easy access to major road networks and a short drive to Rugby Railway Station offering a regular rail service to London Euston in just under 50 minutes.

Call us today on 01788 579880 to arrange your exclusive viewing on this must property!



Approach

Communal entrance door with telecom access service leads into communal entrance hall with stairs to all floors.

Entrance

A welcoming entrance featuring access to all receptions, plus a built in storage cupboard with space for a washing machine and tumble dryer.

Lounge/Diner

18' 6" x 11' 4" (5.64m x 3.45m)

Spacious open plan layout with carpet to floor, 2x radiators, window to front aspect and 2x velux style windows, opens up to the kitchen area.

Kitchen Area

9' 2" x 11' 6" (2.79m x 3.51m)

Modern fitted kitchen with a range of wall and base units with worktops, stainless steel sink/drainers with mixer tap with complimentary splash back, integrated gas hob and integrated electric oven, under-counter fridge and under-counter freezer, dish washer, tiled effect floor and velux style window. New upgraded flooring.

Bedroom One

11' 9" Maximum x 10' 2" Maximum (3.58m Maximum x 3.10m Maximum)

Featuring space for wardrobe and Velux style window.

Bedroom Two

13' 1" Maximum x 7' 9" Maximum (3.99m Maximum x 2.36m Maximum)

Featuring space for wardrobe and Velux style window.

Bathroom

With built in bath and shower, low level WC and wash hand basin unit, plus frosted window to the side aspect.

Parking

This apartment comes with there is allocated off road parking for one vehicle, plus a visitor space via permit.

Additional Comments

This apartment has approved plans to install an EV charging point.

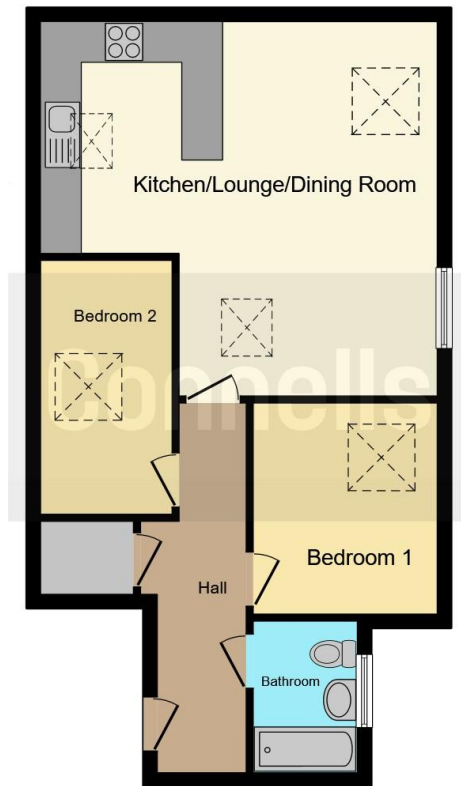
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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25 Regent Street
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EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1420.00

Ground Rent:
 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/RBY107434

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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