



6 Windsor Court, Little Church Street, Rugby, Warwickshire, CV21 3AW

HOWKINS &
HARRISON

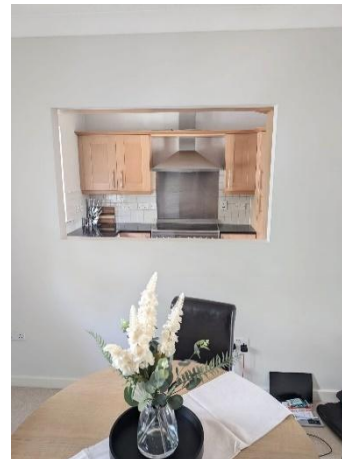
6 Windsor Court,
Little Church Street, Rugby,
Warwickshire, CV21 3AW

Guide Price: £199,000

This well presented, spacious two double bedroom first floor apartment is ideally located within walking distance of Rugby Train Station and the town centre. The property benefits from secured private courtyard parking, with two designated spaces. Offered to the market with no onward chain.

Features

- Located in Rugby town centre
- Close to Rugby train station, ideal for the commuter
- First floor apartment
- Open plan feel
- Modern fitted kitchen and bathroom
- Smeg range cooker
- Fitted appliances
- Two double bedrooms
- Juliet balconies
- Secured courtyard with covered car port parking with additional parking space
- No onward chain



Location

The property is located within walking distance of Rugby town centre and Rugby railway station. Rugby town has a good selection of high street and independent shops, as well as restaurants, bars, coffee shops and leisure facilities. State funded and independent schooling is available within the town or a short bus journey away, with Lawrence Sheriff and Rugby School both being within walking distance. The property is well positioned for the commuter with easy access to road and rail networks, including M1, M6, M45 and A45. Rugby railway station offers a frequent high speed train service to London Euston in just under 50 minutes, as well as regular services to Coventry, Birmingham, and the north.



Accommodation

Windsor Court is entered via electric iron double gates which lead to a courtyard, within the courtyard there is an allocated parking space for flat 6. There are front and rear communal entrance doors giving access to the communal hall area, which is heated and has stairs rising to the first floor giving access to the apartment. The property opens into an entrance hall which has doors leading to the first floor accommodation. The sitting room overlooks the courtyard with two double opening glazed panelled doors leading to attractive Juliet style balconies. This delightful rooms is open plan into both the kitchen and dining room, which are located to the front elevation. The kitchen is fitted with a modern range of base and eye level units with complementary granite worksurface over. Integrated appliances include a Smeg range style cooker with extractor hood above, 'AEG' dishwasher, fridge, freezer and washer/dryer. There is ceramic tiling to the floor and part tiling to the walls. There are two good sized bedrooms, with bedroom one overlooking the courtyard to the rear, benefitting from two Juliet style balconies. The bathroom is tiled in neutral tones with an attractive mosaic border, fitted with a modern white suite comprising of a panelled bath with glass shower screen and shower over, heated towel rail, low flush WC and a wall mounted wash hand basin.

Tenure

125 year lease with approximately 110 year remaining. Service charge £409.65 per quarter. Ground rent £100 per quarter.

Viewing

Strictly by prior appointment via the selling agent
Howkins & Harrison. Contact [Tel:01788-564666](tel:01788-564666).

Fixtures and Fittings

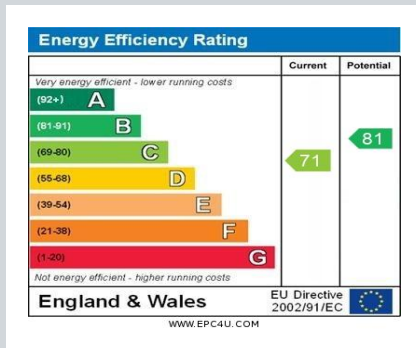
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

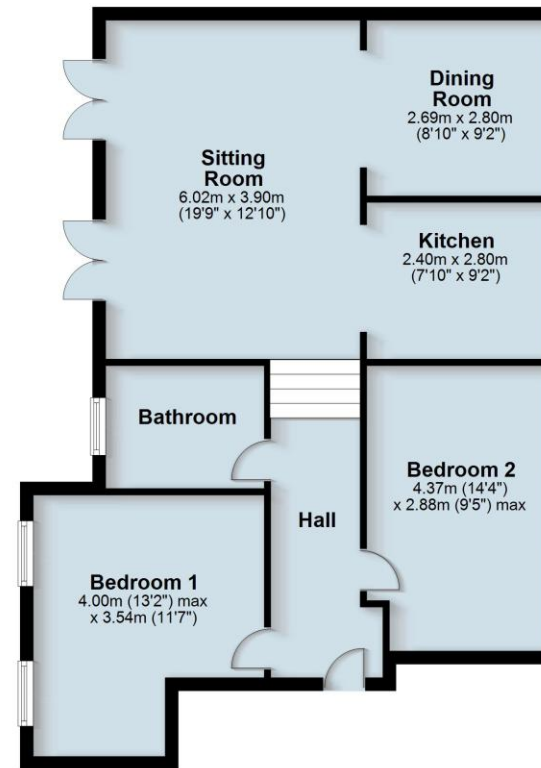
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel:01788-533533. Council tax band – B.



First Floor Apartment



Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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