



MATTHEW JAMES

Property Services



Eastlands Mews Bronte Close, Rugby, CV21 3QP

£205,000

RESERVE 'OFF PLAN'... EASTLANDS MEWS IS A NEW DEVELOPMENT OF NINE TOWNHOUSES AND SIX APARTMENTS LOCATED IN RUGBY... THERE ARE TWO AND THREE BEDROOM TOWNHOUSES AND ONE AND TWO BEDROOM APARTMENTS AVAILABLE... ALLOCATED PARKING... APPLIANCE PACK INCLUDED AS ADDED INCENTIVE... PRICES FROM £200,000 FOR TWO BEDROOM TOWN HOUSES... **HELP TO BUY AVAILABLE - PLEASE ASK FOR FURTHER DETAILS**... BE QUICK TO RESERVE YOUR PLOT. This listing is for a two double bedroom end of terrace townhouse. Eastlands Mews was formerly known as Eastland's School and retains all of its original features externally, whilst the internal space has been transformed to create modern open plan living in a range of townhouses and apartments. These homes are perfect for commuters thanks to the easy access to Rugby, Northampton, Leamington Spa and Leicester. The homes have been designed with modern day living in mind, with naturally bright rooms and open spaces throughout.

Enjoy being a short walk away from the centre of Rugby, have easy access to excellent transport links, everyday amenities and a superb choice of schools, including the famous Rugby school, right on your doorstep. With imaginative layouts, The Schoolhouse externally maintains its original charm whilst creating a modern interior. The Schoolhouse will appeal to a variety of lifestyles, including first time buyers, young families and commuters, to families with children and those looking to downsize. Call us now to book your immediate viewing and discuss your requirements. Be quick as the added incentives are only available for a short time.

Kitchen & Living Space

27' x 14'5" (8.23m x 4.39m)

Fully fitted kitchen with a choice of worktop
Stainless steel 1.5 bowl sink with monobloc mixer tap
(where layout permits)
Stainless steel built under single fan oven
Tiled ceramic splash back
Stainless steel electric hob
Extractor hood
Integrated fridge/freezer
Plumbing and electrics for washing machine
Laminate flooring

Bathrooms

6'9" x 6'49" (2.06m x 1.83m)

Bathrooms
White sanitary ware
Chrome tap ware
Ceramic wall tiling
Fixed screen in family bathroom

Bedroom One

14'10" x 8'10" (4.54 x 2.70)

Bedroom Two

10'3" x 7'9" (3.13 x 2.37)

Flooring

Ceramic flooring to bathrooms.
Wool mix carpet to stairs, landing and bedrooms.

Lighting and Electrics

Down lighters to living area, bathroom and en-suite
TV point to living room TV point to bedrooms
Telephone points to living room
Mains wired smoke detectors
BT socket
External lighting
Battery wired carbon monoxide detectors

Heating

Energy efficient gas combination boiler.
Gas central heating throughout.
Thermostatically controlled radiators to all rooms.

Exterior

Double glazed imitation sash PVCu windows.
PVCu fascias, soffits and guttering.
Multi point door locking system to front and rear doors.

Garden Landscaping

Turfed rear garden with patio area (where applicable)
1.8m high close board boundary fencing (where applicable)

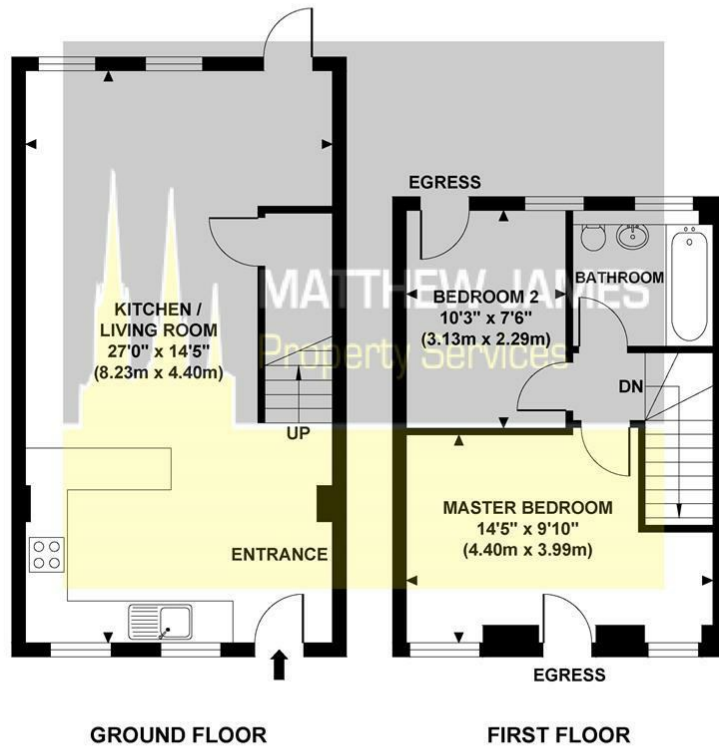
Build Warranty

10 year Build Warranty with ICW for all units.

Floor Plan

THE SCHOOL HOUSE, PLOT 4

Approximate Gross Internal Area: 685 sq ft / 63.60 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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