



# MATTHEW JAMES

Property Services



## Eastlands Mews Bronte Close, Rugby, CV21 3PW

£205,000

\*\*ONE OF TWO PLOTS REMAINING...\*\* EASTLANDS MEWS IS A NEW DEVELOPMENT OF NINE TOWNHOUSES AND SIX APARTMENTS LOCATED IN RUGBY...

ALLOCATED PARKING... \*\*HELP TO BUY AVAILABLE - PLEASE ASK FOR FURTHER DETAILS\*\*... BE QUICK TO RESERVE YOUR PLOT.

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 Rugby town centre, 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.

### **Kitchen Living Space**

Fully fitted kitchen with 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 and freezer  
Space, plumbing and electrics for washing machine  
Laminate flooring

### **Bathroom**

White sanitary ware  
Chrome tap ware  
Ceramic wall tiling

### **Bedroom One**

Having Velux window(s) to the front elevation

### **Bedroom Two**

Having Velux window(s) to the rear elevation

### **Flooring**

Laminate flooring to the ground floor open plan living area  
Ceramic flooring to bathrooms  
Wool mix carpet to the bedroom

### **Lighting & Electrics**

Down lighters to living area, bathroom and living room  
TV point to bedrooms  
Telephone points to living room  
Mains wired smoke detectors  
BT socket  
Battery wired carbon monoxide detectors  
External security Lighting to the front

### **Heating**

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

### **Exterior**

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

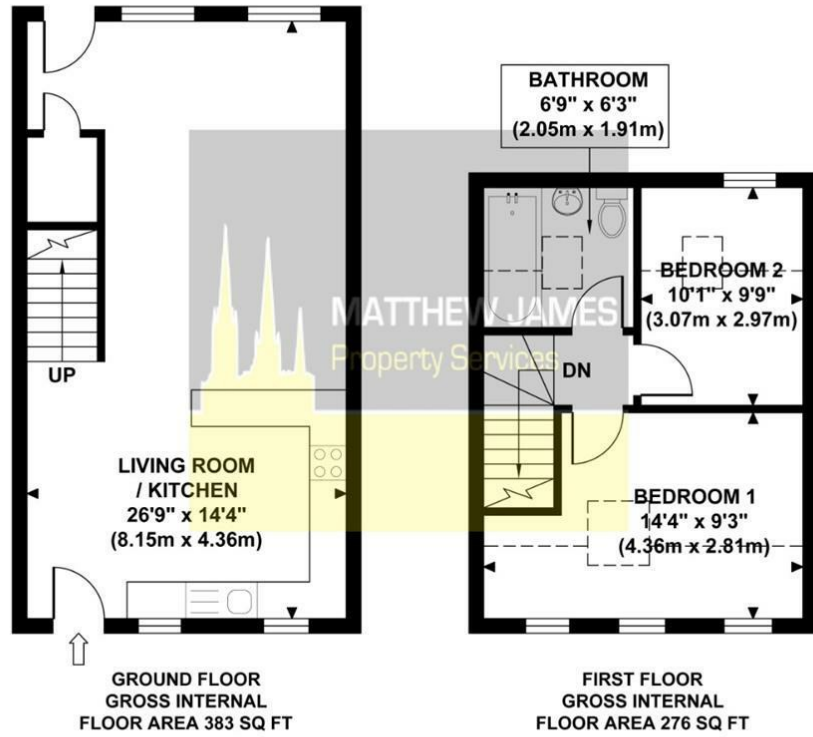
### **Build Warranty**

10 year Build Warranty with ICW for all units.

# Floor Plan

## PLOT 9 EASTLANDS MEWS

Approximate Gross Internal Area 659 sq ft / 61.20 sq m

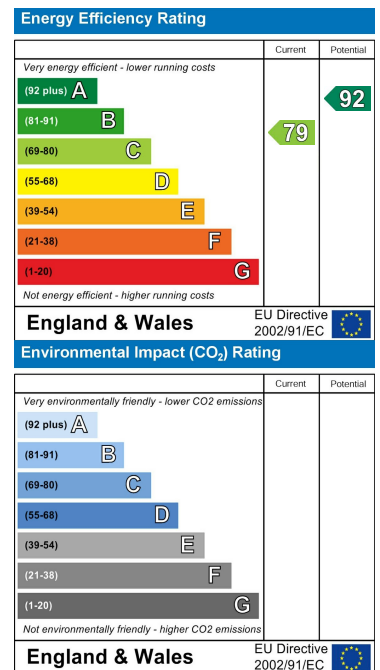


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# Area Map



# Energy Efficiency Graph



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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