



Flat 3, 243, Rugby Road, Leamington Spa

**Asking Price
£220,000**



A spacious and well proportioned, two double bedroomed first floor apartment, with en-suite and allocated parking space located in this well regarded and convenient area.

Briefly Comprising;

Communal entrance hallway and staircase rising to first floor landing, private entrance hallway, good sized square living dining room, semi open plan to modern fitted kitchen. Master bedroom with built-in wardrobes and en-suite shower room. Further double bedroom with built-in wardrobes. White fitted bathroom. Double glazing. Gas radiator heating, and allocated parking space.

243 Rugby Road

Is a modern development, conveniently sited for local shops and amenities, but also within walking distance of the town centre. The property is well designed and laid out, having two double bedrooms, with the master benefitting from its own en-suite. Of particular note is the square living dining room, which in turn leads to the adjacent

kitchen providing a flexible and sociable hub of the home. Viewing highly recommended.

The Property

Is approached via a communal entrance door with entry phone point, giving access to...

Communal Entrance Hall

With staircase to first floor landing. Private six panel door to the apartment.

Private Entrance Hallway

With radiator, moulded panel doors to all accommodation.

Living Dining Room

13'7" x 13'6" (4.14m x 4.11m)

With multi paned double glazed windows to front elevation, double radiator.

Open Plan Kitchen

8'9" x 8'4" (2.67m x 2.54m)

With a range of attractive grey shaker style wall and base units with wood look working surface over, with matching upstands, four point stainless steel gas hob with stainless splashback and filter hood over, with oven below. Space and plumbing for washing machine, concealed fridge and freezer. Feature double glazed timber arched window, tiled floor.

Bedroom One

9'5" plus built-in w'robe and d'way x 11'9" (2.87m plus built-in w'robe and d'way x 3.58m)

With multi paned timber framed double glazed window to rear elevation, double radiator, double doors to built-in wardrobe with shelving and hanging.

En-Suite Shower Room

Fitted with low level WC, pedestal wash hand basin, corner shower



cubicle with thermostatic shower and control, splashback tiling, downlighter points to ceiling, timber framed double glazed window to side elevation, tiled floor, chrome radiator towel rail.

Bedroom Two

10'3" plus built-in w'robe x 11'7" (3.12m plus built-in w'robe x 3.53m) With timber framed multi paned double glazed window to rear elevation, radiator, double doors to built-in wardrobe with hanging rail, shelving and wall mounted Worcester combination boiler.

Parking

To the front of the property is a parking area. There is an allocated space dedicated to this property, which is the second space on the left when facing the building.

Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom, 2026).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom, 2026).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 125 year lease (01/07/2006), with 105 years remaining, service charge is £2,160 per annum and ground rent is £210 per annum. Please verify this information with your legal advisers. Further details upon request.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Note

Some internal photos taken 2022.

Council Tax

Council Tax Band C.

Location

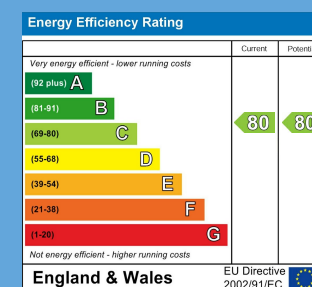
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