

# CRESCENT HOUSE, RUGBY, CV21

£140,000 | 2 Bed Apartment

# BELVOIR!



Belvoir are pleased to offer this two bedroom first floor apartment in Rugby which is in close proximity to the mainline railway station. The property is well presented throughout, and there is an allocated parking space for 1 car.

There are 119 years remaining on the lease, and the vendor advises total annual charges are in the region of £1310. The property could be purchased with a tenant in situ - current rent is £895PCM.

- SUPERB CENTRAL LOCATION
- 4 YEARS OLD
- EPC B RATED
- ALLOCATED PARKING
- AVAILABLE TENANTED IF REQUIRED

COUNCIL TAX BAND: B

**Draft Details.**

At the time of print, these particulars are awaiting approval from the vendor(s).

**Disclaimer.**


We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

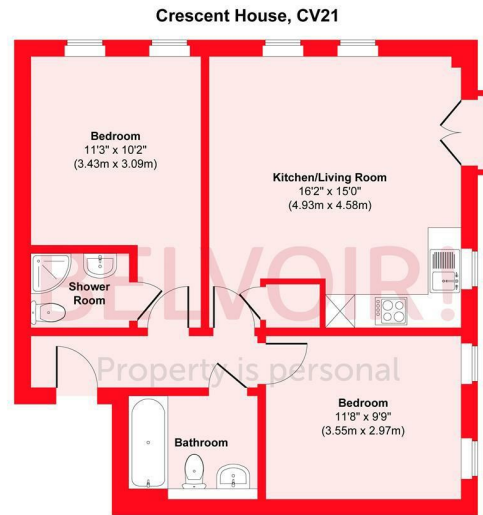
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor Plan

Approx. Gross Internal Floor Area 638 sq. ft / 59.34 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

