

Boughton Road, , Rugby CV21 1BF  
Offers In The Region Of £130,000

**archerbassett**  
LETTINGS AND SALES



Well presented one bedroom modern apartment furnished to a high specification positioned on the third floor overlooking the Oxford Canal and within walking distance of Rugby train station. This home benefits from electric heating and double glazing and comprises of open plan lounge/fitted kitchen with built-in oven, integrated fridge and freezer and washing machine, separate double bedroom and bathroom with shower over the bath. Security intercom and allocated parking are also a benefit to this home. There is a tenant in situ currently paying £675pcm on a fixed term tenancy until March 2024. Vacant possession can be obtained if this is required upon completion.

### Hall

**7'7" max x 3'7" max (2.33m max x 1.10m max)**

Security intercom, electric heater, laminate flooring and coir fitted matting.

### Storage

Housing water heating unit and purifier, consumer unit and thermostat.

### Lounge/Kitchen

**18'10" max x 11'9" max (5.75m max x 3.59m max)**

UPVC double glazed windows to the lounge area, wall mounted heater and laminate flooring. The kitchen area has a range of fitted wall and base units in a light wood effect finish, stainless steel one-and-a-half bowl sink and drainer and Hotpoint washer dryer, four ring hob, built-in Bosh microwave oven, wall mounted extractor hood and integrated fridge/freezer.

### Bathroom

**7'10" max x 7'8" max (2.41m max x 2.35m max)**

White three piece bathroom suite to include low flush w.c., wash hand basin set into white gloss vanity unit with dark wood effect top and panelled bath with thermostatically controlled shower over with shower screen. Wall mounted heated towel rail and vinyl flooring.

### DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

### Bedroom

**11'10" max x 11'5" max (3.62m max x 3.50m max)**

UPVC double glazed windows, electric heater and laminate flooring.

### Parking

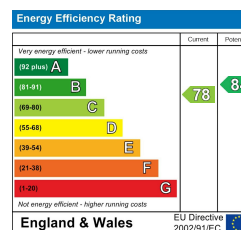
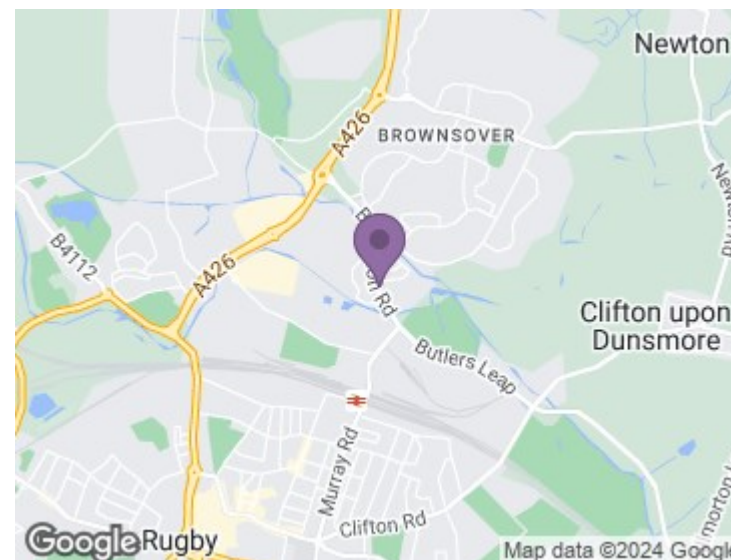
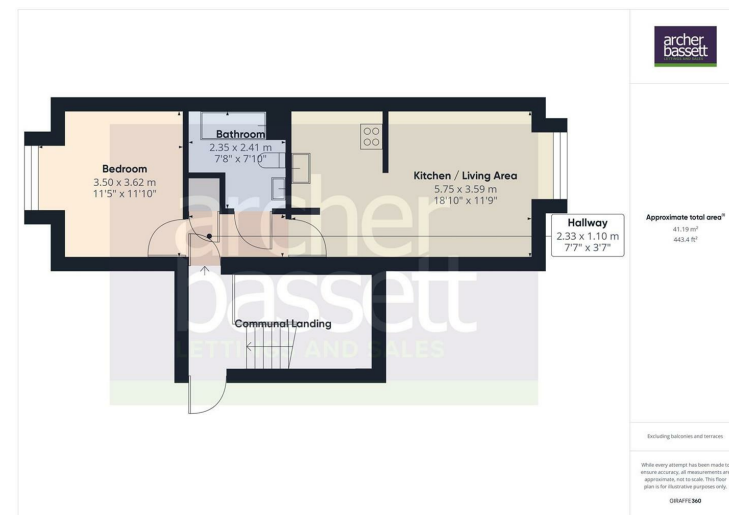
Allocated parking for one space.

### Tenure - Leasehold

The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this via their own solicitor or legal representative. We are advised by the vendor that there is approximately 133 years remaining on the lease, ground rent is approximately £150 per annum and service charge £1800 per annum approximately.

### Viewings

Viewings are strictly by appointment only via Archer Bassett.



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