



EDWARD KNIGHT
ESTATE AGENTS

2 EASTFIELD PLACE, RUGBY, WARWICKSHIRE, CV21 3AT

OFFERS IN EXCESS OF £300,000





VIEWING ARRANGEMENTS

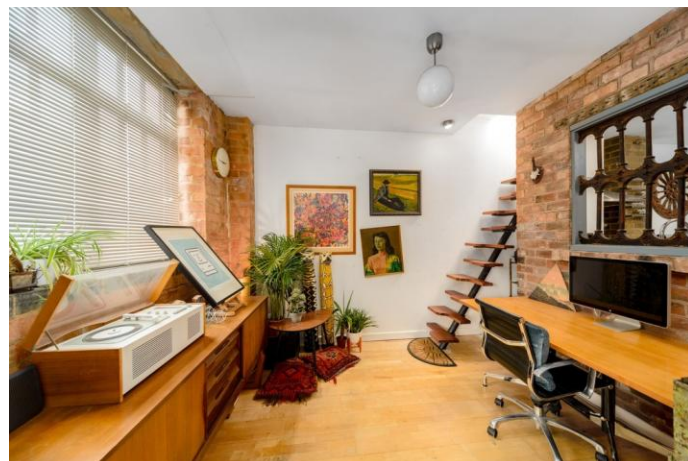
Viewings for this property will take place on Saturday 27th April 2019, please call 01788 543222 or visit our Regent Street offices to book your time slot.

SUMMARY

A unique 3 bedroom loft conversion of 2,067sq ft with an additional 1,471sq ft roof terrace and garage situated in a discreet cul-de-sac within historic Rugby town. Originally converted from a Guinness bottling factory by a local architectural designer for his own occupation.

Offering versatile and flexible contemporary living with many original features retained and include a hoist, working winch, original warehouse doors and metal windows, sandblasted brickwork that creates a sense of open-space and personality that is often lost in modern homes.

The property is within walking distance of local shops and restaurants in the town centre. Ideally located for the commuter with access to the road network via the M6, M1 and M45 motorways and trains from Rugby station, which is within easy walking distance and operates regular services to London Euston that take from 48 minutes.



GROUND FLOOR ENTRANCE LOBBY

Lobby area providing ample storage for bicycles, additional lockable storage room, door to single garage and stairs to first floor.

FIRST FLOOR LIVING AREA

35' 2" x 15' 3" (10.72m x 4.65m)

Light and airy open plan living space with generous lounge and dining areas offering wooden flooring, under-floor heating, exposed brick feature wall, glass brick feature wall, two double glazed windows to front

aspect, ceiling spotlights, Juliet balcony with French doors to front.

STUDY AREA

10' 10" x 9' 7" (3.3m x 2.92m)

Naturally lit work space with wooden flooring, exposed brick walls, original barrel winch, feature window to kitchen and under floor heating.

KITCHEN

11' 10" x 9' 4" (3.61m x 2.84m)

Stylish fitted kitchen offering a range of cherry wood and stainless steel base units with stainless steel sink and work surfaces, breakfast bar, built-in double oven and five ring gas hob with stainless steel cooker hood over, space and plumbing for washing machine, aluminium checker plate flooring with under floor heating, feature window looking onto study area and balcony, exposed brick wall and fitted ceiling spotlights.

BEDROOM ONE

18' 3" x 17' 3" (5.56m x 5.26m)

Spacious and airy room with in-built Sauna Unit, air conditioning, exposed feature brick wall, light wooden flooring with underfloor heating and secondary glazed windows.

BEDROOM TWO

13' 1" x 11' 17" (3.99m x 3.78m)

Large double bedroom benefiting from feature glass brick wall, air conditioning, light wooden flooring and underfloor heating.

BEDROOM THREE

13' 2" x 12' 2" (4.01m x 3.71m)

Double bedroom with secondary glazed window, air conditioning, light wooden flooring and under-floor heating.



BATHROOM

Stylish bathroom with metro tiles and a traditional style, four piece bathroom suite comprising of; large enclosed shower cubical with rainfall shower head, roll top bath, high flush WC and a large chrome stand mounted basin. There is also a sliding timber door, recessed spot lights, Velux windows in vaulted ceiling, light wooden flooring with underfloor heating and a door providing access into the storage room.

STORAGE ROOM

Useful space housing gas fired central heating boiler







offering ample storage and plumbing for additional appliances.

ROOF TERRACE

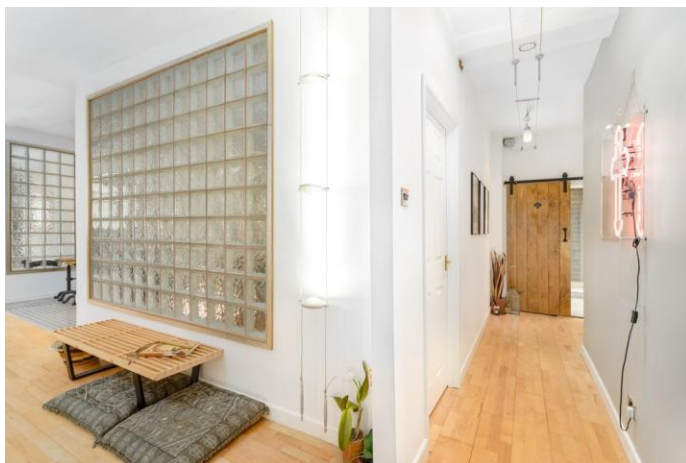
54' x 26' 3" (16.46m x 8m)

Spacious roof terrace. Ideal for entertaining with metal framed canopy, sun shades and views over historic Rugby and 'The Close' the very spot where William Webb Ellis first picked up a ball and ran.

GARAGE

13' 1" x 12' 8" (3.99m x 3.86m)

Up-and-over garage with side door to front lobby, featuring both power and lighting.



LEASEHOLD INFORMATION

999 Years remaining on the lease

- £50pa ground rent
- Council tax £100pm

There is a car park across from the property which offers a year long parking lease for £420 per annum.



