



EDWARD KNIGHT
ESTATE AGENTS



- EXECUTIVE FIRST FLOOR APARTMENT
- SECURE GATED PARKING
- TWO DOUBLE BEDROOMS
- UNDERFLOOR HEATING

4 Satchells Court, Dunchurch Road, Rugby, CV22 6AR

£150,000

Edward Knight Estate Agents are delighted to offer for sale this immaculately presented two bedroom first floor executive apartment situated within walking distance of the Rugby Town Centre and the train station. The property comprises of: Entrance hallway, Lounge open to the breakfast kitchen, Two bedrooms, Family bathroom and allocated parking located behind the property in a securely gated parking area. The property also benefits from underfloor heating throughout. Please call Edward Knight Estate Agents on 01788 543222.



Property Description

PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this luxury first floor, two bedroom apartment set in the prestigious development Satchells Court. The property offers views over the famous Rugby School play fields, convenient access to town centre amenities as well as road links to M1 and M6 motorways. The accommodation is well presented and finished to a high standard and includes features such as; electric underfloor heating, sash uPVC double glazing, latest sound reducing techniques and a high end fitted Nobilia Kitchen.

LOCATION

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.

ENTRANCE HALL

LOUNGE/ DINER

15' 9" x 12' 2" (4.8m x 3.71m)

Open plan lounge / diner with a set of uPVC double glazed French doors onto a Juliette balcony.

KITCHEN

13' 10" x 6' 11" (4.22m x 2.11m)

The kitchen is fitted with a full range of high quality, contemporary base and eye level units with under lighting and complimentary work surfaces over. There is a stainless sink-drainer with mixer tap, built in fridge/freezer, space and plumbing for a washing machine, built in electric oven, four ring electric hob





and extractor hood over. There are also a set of uPVC French double glazed doors to the front aspect and an internal door onto bedroom one.

BATHROOM

Fitted with a white three piece suite comprising of; deep panelled bath, pedestal wash hand basin, low flush WC and tiled splash backs.

BEDROOM ONE

10' 6" x 11' 6" (3.2m x 3.51m)

Has a set of uPVC double glazed French doors to the rear.



BEDROOM TWO

8' 2" x 11' 6" (2.49m x 3.51m)

Has a uPVC double glazed window to the rear.

OUTSIDE

Electric gates secure the allocated parking area. Within the grounds there are green areas, walkways and a bin store.

LEASEHOLD INFORMATION

114 years remaining

Ground Rent - £100 per annum

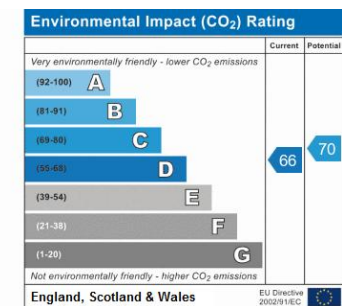
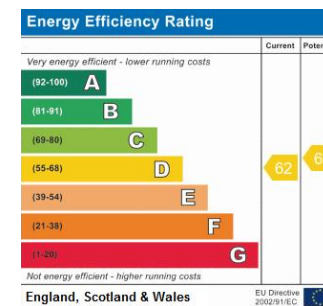
Service Charge - £1300 per annum

First Floor

Approx. 55.8 sq. metres (600.5 sq. feet)



Total area: approx. 55.8 sq. metres (600.5 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.