



EDWARD KNIGHT
ESTATE AGENTS



- CLOSE TO TOWN CENTRE
- THREE BEDROOMS
- PENTHOUSE APARTMENT
- IDEAL INVESTMENT OR FIRST TIME BUY

Apartment 21, Saskia Court, Oliver Street, Rugby, Warwickshire,

£150,000

Edward Knight Estate Agents are pleased to offer for sale this unique three bedroom penthouse apartment in Rugby's town centre. Saskia Court is situated just off Oliver Street in the centre of Rugby. This location boasts easy access to the beautiful Caldecott Park and Rugby's railway station which offers high speed transport to London Euston in under 50 minutes. The accommodation comprises a communal entrance way, entrance hall, lounge/dining room, kitchen/breakfast room, family bathroom and three good size bedrooms. Externally is an allocated parking bay. Viewings are strictly by appointment with Edward Knight Estate Agents on 01788 543222.



Property Description

ENTRANCE HALL

Enter via a uPVC front door. Newly fitted storage heater. Intercom entry phone. Airing/storage cupboard housing wall mounted electric consumer unit, hanging space, hot water cylinder and slatted linen shelving. Doors to all further accommodation. Loft access with fully insulated loft.

LOUNGE

12' 9" x 16' 1" (3.89m x 4.9m)
uPVC double glazed double opening 'Juliet' Balcony to the rear aspect. uPVC double glazed window to side aspect. TV point. Telephone point. Newly fitted storage heater.

KITCHEN/DINER

12' 9" x 8' 3" (3.89m x 2.51m)
A range of eye and base level units surmounted by contrasting worksurfaces. Composite granite one and a half bowl sink and drainer with a mixer tap over. Tiling to splash back areas. Built-in oven with four ring electric hob and extractor hood over. Space for up-right fridge freezer. Space and plumbing for a washing machine. Wall mounted electric heater. Two uPVC double glazed windows to the rear aspect.



BATHROOM

5' 2" x 7' 9" (1.57m x 2.36m)
Low flush W.C. Wash hand basin with vanity unit below, a mixer tap and tiled splash backs. Panelled bath with a mixer tap and telephone shower attachment over. Newly fitted extractor fan. Wall mounted heater. An obscure uPVC double glazed window to the rear aspect.



BEDROOM ONE

8' 8" x 16' 6" (2.64m x 5.03m)

uPVC double glazed window to the rear aspect. Wall mounted electric heater. Built-in double wardrobe with hanging space and shelving.

BEDROOM TWO

13' 5" x 8' 2" (4.09m x 2.49m)

uPVC double glazed window to the rear aspect. Wall mounted electric heater. Built-in wardrobe with hanging space and shelving.

BEDROOM THREE

11' 7" x 7' (3.53m x 2.13m)

uPVC double glazed window to the front aspect. Wall mounted electric heater. Built-in wardrobe with hanging space and shelving.



OUTSIDE

The property comes with one allocated parking space. There is a communal garden area available for use by residents.

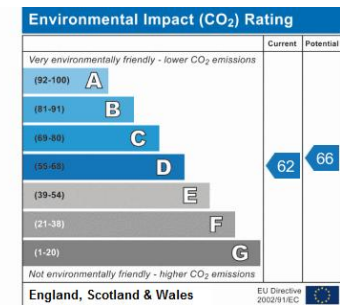
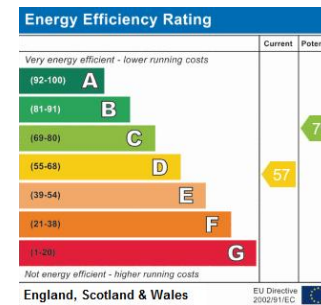
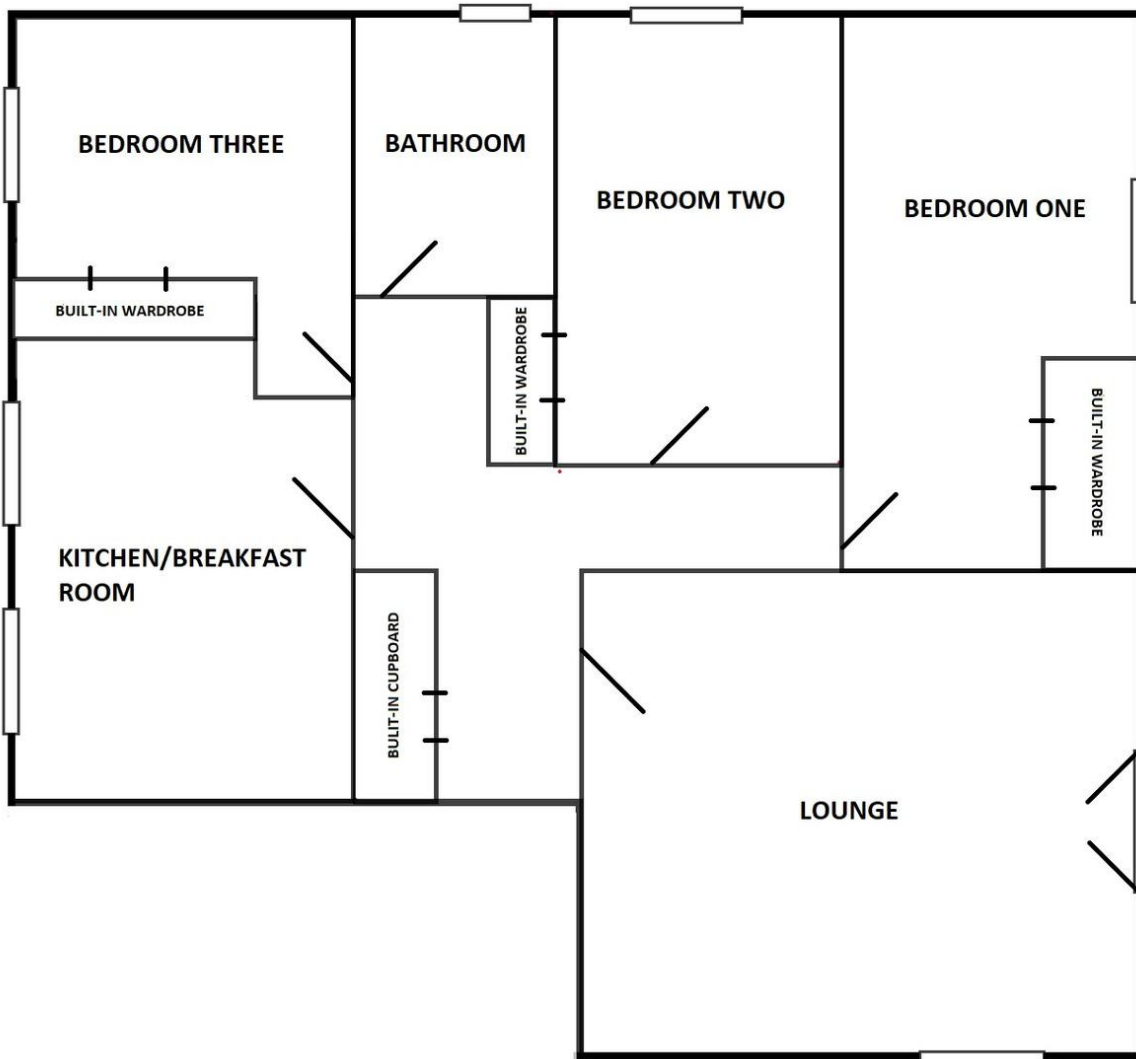
LEASEHOLD INFORMATION

Years remaining - Estimated 111 years

Service charge - £122 per month

Ground rent - £75 every 6 months

Council tax - B



14 Regent Street, Rugby,
Warwickshire, CV21 2PY

www.edwardknight.co.uk
01788 543222
sales@edwardknight.co.uk

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.