



EDWARD KNIGHT
ESTATE AGENTS



- Ground Floor Executive Apartment
- Secure Gated Parking
- One Bedroom
- Immaculately Presented

Apartment 4, Symington House, Market Street, Rugby, CV21 3DQ £129,950 (Offers Over)

Located in the heart of the Town Centre this bespoke conversion of a former corset factory offers individual apartments with no two being the same. The ground floor apartment on offer briefly comprises : Entrance Hall, Stylish Lounge/Diner with Kitchen, One Bedroom and a well appointed Shower Room. Additional benefits include an allocated secure gated parking bay and a rare outside courtyard with exclusive use. The apartment also benefits from thermostatically controlled electric heaters & double glazed windows. Considered an ideal First Time Buy, Rental Investment or simply just a contemporary base close to the Railway Station.



Property Description

SUMMARY

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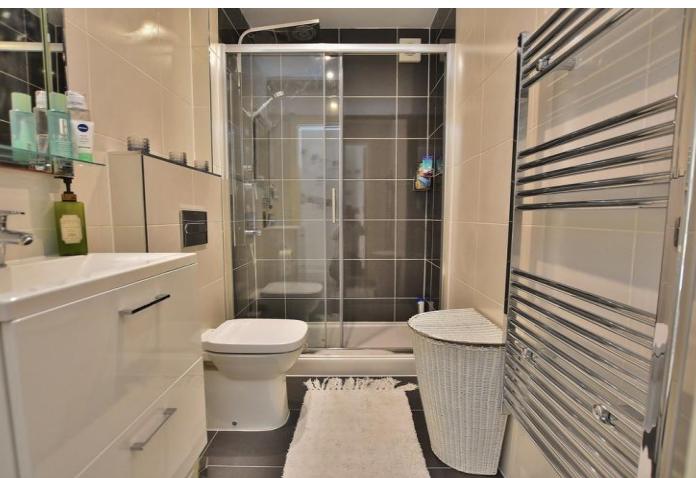
LOCATION

Symington House is situated in a particularly convenient location within walking distance from Rugby's Railway Station with it's 50 minute commute time to Euston. Also close by is Elliot's Field Shopping Centre and Rugby Town's many amenities which include; the Clock Tower Shopping Centre, cafes, restaurants and bars. In addition the town centre area offers all-age schooling to include Lawrence Sheriff Grammar School and of course the internationally revered Rugby School.



COMMUNAL HALLWAY

Main access door at the Market Street side of Symington House (adjacent to parking area) with secure intercom system & coded entry. Very well presented communal hallway with stylish electric heaters, modern carpeting & framed artwork/photographs of the building history. Communal hallway leads to the main door of the apartment itself.



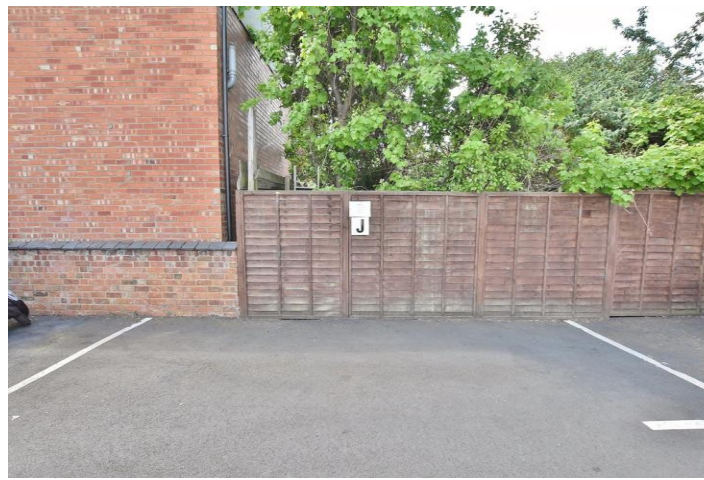
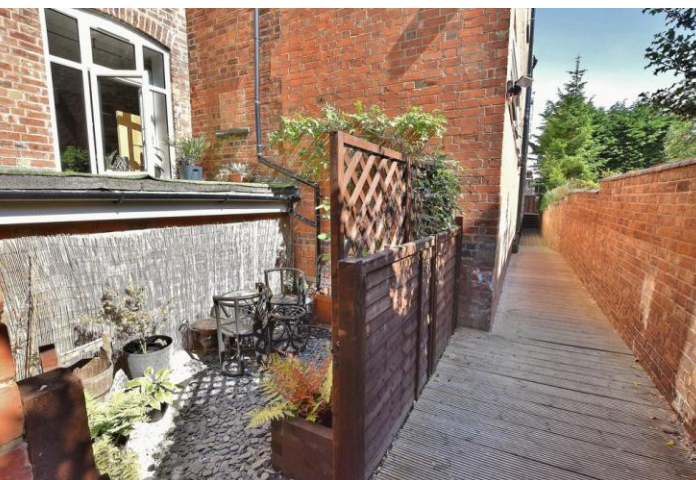
APARTMENT HALLWAY

Door off to Lounge/Diner/Kitchen. Two steps up, then doors off to Shower Room & Bedroom. Loft access hatch. Intercom system for secure entry.

LOUNGE/DINER AREA WITH KITCHEN

18' 3" x 14' 6" (into kitchen section then narrows to 9' 9") (5.56m x 4.42m)

Two large uPVC double glazed windows to the side of the property and looking out onto the courtyard. Two wall mounted electric heaters. Wood effect flooring. Opens to the kitchen area.



KITCHEN AREA

Open plan from the Lounge/Diner area. Range of stylish base and eye level units with modern work surfaces over. Stainless steel sink/drainers with mixer tap. Integrated Oven, Hob & Extractor. Integrated Fridge and Freezer. Integrated Dishwasher. Integrated Washer dryer. Tiling to splashbacks.

BEDROOM

11' 3" x 7' 10" (3.43m x 2.39m)

Two high level uPVC double glazed windows to the side of the building. Wall mounted electric heater.

SHOWER ROOM

Well appointed and fully tiled with tiled flooring. Double shower cubicle with rainfall jet shower. WC with inset flush controls. Wash hand basin with storage drawers. Heated towel rail. Extractor fan. Inset spotlights.

COURTYARD

Accessed at the gated side of Symington House this private low maintenance terrace/seating area offers outside space. Being totally low maintenance with slate chippings and pebbles with timber planter featuring various small plants. Enclosed by a mixture of brick wall and trellis fencing with a small timber gate.





GATED PARKING

Accessed via Market Street. Secure gated parking with an allocated space for 1 car (marked as space 'J'). Fob remote access.

NOTES

Built circa 1880 as a corset factory this prominent building was converted to individual apartments around 2017.

Further benefits of the property include a secure bin store and a bicycle store area (with code protection).

The Lease has around 96 years remaining

The Annual Ground Rent is £125

The Service Charge is £1500 per annum

Years	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	66 D
39-54	E		
21-38	F		
1-20	G		

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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 are 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.