



EDWARD KNIGHT
ESTATE AGENTS

6 BOWLEY HOUSE, CHIMES COURT, RUGBY, CV21 1FP

£164,950





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this modern, two bedroom first floor apartment located in the Butterfield Gardens development which is within walking distance of a wide range of amenities and offers easy access to the railway station and major roads.

The accommodation briefly comprises: entrance hall, lounge/dining room/kitchen, main bedroom with en-suite shower, second bedroom and bathroom with shower. The property further benefits include: gas central heating, uPVC double glazing, allocated parking & secure intercom entry.

Viewings for this property are strictly by appointment with Edward Knights Regent Street offices.

LOCATION

Bowley House is ideally located within walking distance of Rugby town centre and Rugby railway station. The town itself has a varied selection of high street and independent shops, as well as restaurants, bars and coffee shops.

Within walking distance of the property there are a wide range of amenities which can be found at Elliott's Field and Junction One retail parks including high street shops, restaurants, a gym and cinema.

Schooling for all ages can be found within the town or a short bus journey away, with Lawrence Sheriff and Rugby School both being within walking distance.



The property is perfectly positioned for the commuter with easy access to road and rail networks, including M1, M6, M45 and A45. Rugby railway station offers a frequent high speed train service to London Euston in just under 50 minutes, as well as regular services to Coventry, Birmingham, and the north.

ENTRANCE HALL

KITCHEN/DINING/LIVING ROOM

10' 3" x 14' 7" (3.12m x 4.44m)

BEDROOM ONE

10' 7" x 8' 4" (3.23m x 2.54m)

ENSUITE

6' 9" x 4' 9" (2.06m x 1.45m)

BEDROOM TWO

9' 3" x 7' 4" (2.82m x 2.24m)

BATHROOM

6' 5" x 5' 5" (1.96m x 1.65m)

AGENTS NOTES

The property is Leasehold. There are approximately 115 years left on the lease.
Current Ground Rent from 2025 is £379.00 per annum
Current Service/Maintenance Charge is £1,262 per year



First Floor

Approx. 53.9 sq. metres (580.2 sq. feet)



Total area: approx. 53.9 sq. metres (580.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		