



**EDWARD KNIGHT**  
ESTATE AGENTS

FLAT 1, 2, CHURCH COURT, LITTLE CHURCH STREET, RUGBY, WARWICKSHIRE, CV21 3AW

£100,000





## PROPERTY SUMMARY

A stylishly converted one-bedroom, first-floor apartment, ideally positioned in the heart of Rugby town centre. Set within a secure, gated development, this home is finished to a high standard and features an inviting entrance hall, a contemporary open-plan lounge/kitchen with integrated appliances, a spacious bedroom, and a modern bathroom. Additional benefits include uPVC double glazing, modern panel heating, and a secure intercom entry system.





## ENTRANCE HALL

Enter via a solid timber entrance door. Wall mounted intercom entry phone. Electric consumer unit. Recessed ceiling spotlights. Smoke alarm. Doors to all further accommodation.

## OPEN PLAN LIVING DINING KITCHEN

13' 10" x 12' 3" (4.22m x 3.73m) With two double glazed windows to the front aspect. Wall mounted electric panel heater. Recessed ceiling spotlights. TV aerial point. Wood effect laminate floor. Smoke alarm. A range of eye and base level units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Tiling to splashback areas. Built-in stainless steel double electric oven, four ring black ceramic hob and chimney extractor hood. Integrated fridge, freezer and washing machine. Extractor fan. Airing cupboard housing a hot water cylinder. Wall mounted cupboard housing a central extraction unit.



### BEDROOM

11' 1" x 8' (3.38m x 2.44m) With a uPVC double glazed window to the rear aspect. Electric panel heater. TV aerial point. Recessed ceiling spotlights.

### BATHROOM

6' 1" x 6' 4" max (1.85m x 1.93m max) With a white suite comprising: pedestal wash hand basin, low level close coupled toilet and panelled bath with mixer tap and shower unit over. Tiled walls and floor. Ceiling extractor fan. Electric shaving light. Heater towel rail radiator.

### OUTSIDE

The development is accessed from Little Church and has communal seating areas. Steps rise to a veranda where there is a secure entrance into the communal hallway.

### LEASEHOLD

Approximately 118 years remaining on the lease. Service charge approx 1200 per annum

### COUNCIL TAX BAND



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		