EDWARD KNIGHT
ESTATE AGENTS

10 ASTA COURT, CHESTNUT FIELD, RUGBY, CV21 2TL

GUIDE PRICE £130,000









PROPERTY DESCRIPTION

Set within the ever- popular Chestnut Field development, this well- presented apartment offers a smart and convenient base right in the heart of Rugby town centre. Asta Court is complemented by secure gated parking and lift, making it an attractive choice for first- time buyers, downsizers or investors alike.

The property enjoys a bright and comfortable layout, with a welcoming entrance hall leading through to a generous open- plan living and dining space. Large windows draw in plenty of natural light, creating an airy feel throughout. The adjoining kitchen is neatly arranged and provides good storage and worktop space.

There are two well- proportioned bedrooms with an esuite to master, each offering flexibility for sleeping, home working or guest accommodation. The bathroom is modern and well maintained, completing the internal accommodation.

Externally, the development benefits from residents' parking and well- kept communal grounds. Chestnut Field places you moments from Rugby town centre, the train station, major supermarkets, cafés and leisure facilities, while still offering a peaceful residential setting.

A clean, low- maintenance home in a superbly convenient location – ideal for those seeking comfort, practicality and strong long- term appeal.

LOCATION

Chestnut Field enjoys an excellent position within easy

reach of Rugby town centre, offering convenient access to a wide range of shops, cafés, restaurants, leisure facilities and everyday amenities. Rugby Railway Station is also close by, providing regular services to London Euston, Birmingham and Coventry, while the nearby M1, M6 and A45 offer excellent road connections. The beautiful Caldecott Park and historic Rugby School are within easy reach, adding to the appeal of this well-connected and highly convenient location.

HALL

LOUNGE
24' 0" x 11' 0" (7.32m x 3.35m)

KITCHEN AREA
9' 01" x 5' 07" (2.77m x 1.7m)

BEDROOM 1
09' 11" x 18' 08" (3.02m x 5.69m)

ENSUITE

BEDROOM 2
10' 06" x 09' 05" (3.2m x 2.87m)

FAMILY BATHROOM
06' 05" x 07' 07" (1.96m x 2.31m)

IMPORTANT INFOMATION
Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.



To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the









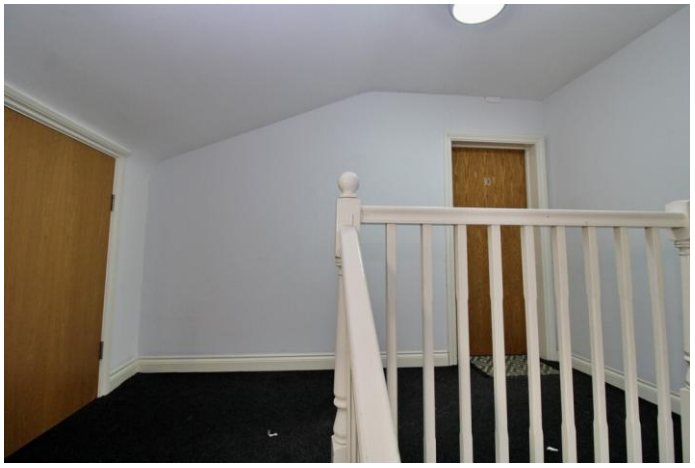












accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.

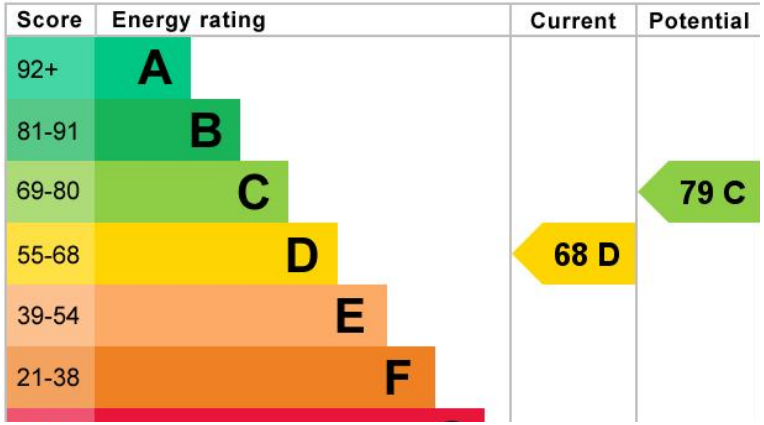
LEASE INFOMATION

Service charge £2170.48

Ground Rent: £0

Lease length: 106 years and 11 months





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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 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