



Connells

Lyon House Anton Close
Rugby



Property Description

CALLING ALL FIRST TIME BUYERS

Connells are delighted to offer this well presented, spacious two bedroom apartment on Anton Close in Rugby. Lyon House briefly comprises of entrance hall, an open plan lounge/kitchen, two good size bedrooms en suite to the master, main bathroom and allocated parking to front. The property also benefits from gas central heating throughout, double glazing, and an indoor bike storage area.

Lyon House is situated in an ideal location and further benefits from excellent easy commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks and Rugby Railway Station which offers a mainline service to Birmingham New Street and London Euston is about 50 minutes.

There is also an impressive range of state and private schooling available in Rugby and the surrounding areas including Bilton Grange, Rugby High School, Lawrence Sheriff, Princethorpe College, and the renowned Rugby School. Rugby also offers an extensive range of shopping facilities, including Elliott's Field retail and Leisure park and The Clock Towers shopping centre.

Call us today on 01788 579880 to arrange your exclusive viewing on this must see property!



Entrance Hall

Entrance door, large storage cupboard, intercom, access to loft space, carpet flooring.

Lounge / Kitchen / Dining

18' 8" x 13' 9" (5.69m x 4.19m)

Open plan living space with windows to side and rear, Karndean flooring, large storage cupboard, kitchen area fitted with a range of wall and base units with complimentary worktops, 1½ bowl stainless sink and drainer with Monobloc tap, integrated oven, hob, extractor fan, washer/dryer and fridge freezer, space for dishwasher, spotlights.

Bedroom One

9' 3" Maximum x 7' 10" Maximum (2.82m Maximum x 2.39m Maximum)

Window to side, full-length built-in wardrobes, carpet flooring.

En Suite

WC, wash hand basin, shower cubicle with electric shower, heated towel rail and laminate flooring.

Bedroom Two

10' 9" x 9' 5" (3.28m x 2.87m)

Large window to front, carpet flooring.

Bathroom

With built in bath and shower over, low level WC, sink, heated towel rail.

Parking

The apartment has allocated parking for one vehicle.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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25 Regent Street
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EPC Rating: B Council Tax
 Band: B

Service Charge:
 1501.82

Ground Rent:
 175.00

Tenure: Leasehold

view this property online connells.co.uk/Property/RBY107529

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Apr 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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