



**Connells**

Lever Road  
Rugby



### Property Description

\*\*\*NO ONWARD CHAIN\*\*\*

Connells are delighted to bring to market this beautifully refurbished and spacious two-bedroom flat, positioned in the highly sought-after area of Hillmorton.

The property is also a short drive away from the town centre, offering a great selection of High Street and independent shops as well as a wide range of restaurants, bars and coffee shops. It is also within walking distance to local shops, amenities and parks. Fenwick Drive falls within the catchment area of good selection of primary and secondary schooling throughout Rugby, including academies, grammar schools, Warwickshire College and the renowned Rugby School. The property is also well positioned for easy commuter access to major road networks and Rugby Railway Station which offers a regular rail service to London Euston in just under 50 minutes.



Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see home!

## Kitchen/Dining Room

14' 5" x 11' 7" ( 4.39m x 3.53m )

A bright open-plan space featuring a double-glazed window and an electric radiator. The kitchen area includes modern wall and base units, an integrated fridge and freezer, electric oven and hob, and a washing machine. A breakfast bar provides additional seating and preparation space, creating an ideal setting for relaxed dining and entertaining.

## Lounge

12' 6" x 10' 2" ( 3.81m x 3.10m )

A welcoming and versatile reception room featuring a double-glazed window and an electric radiator. This comfortable living space offers an ideal area for relaxing or entertaining, with plenty of room for seating and media furniture.

## Bedroom 1

13' 1" x 10' 7" ( 3.99m x 3.23m )

A well-proportioned bedroom enjoying natural light from a double-glazed window. The room benefits from fitted storage cupboards and an electric radiator, making it both practical and comfortable.

## Bedroom 2

11' 2" x 9' 8" ( 3.40m x 2.95m )

A generous second bedroom featuring a double-glazed window and an electric radiator.

## Bathroom

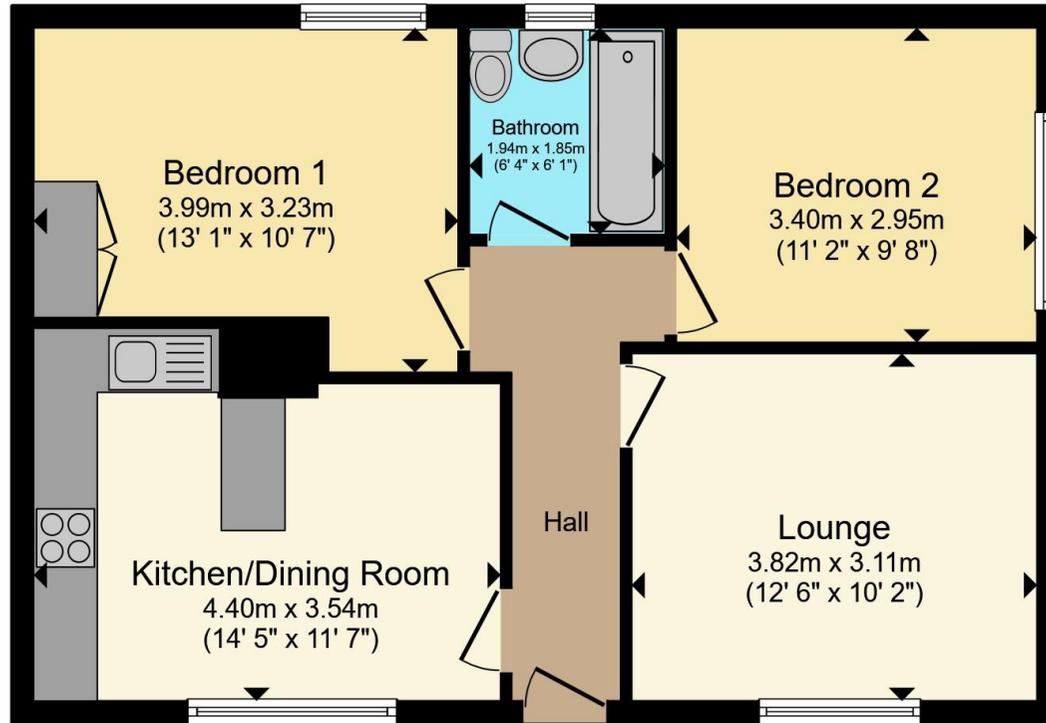
6' 4" x 6' 1" ( 1.93m x 1.85m )

A modern and well-appointed bathroom fitted with a shower-over-bath. The suite includes a wash basin and WC, complemented by a heated towel rail.









Total floor area 59.6 m<sup>2</sup> (641 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01788 579880**  
**E [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)**

25 Regent Street  
 RUGBY CV21 2PE

EPC Rating: D Council Tax  
 Band: A

Service Charge: 504.99 Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RBY107986](http://connells.co.uk/Property/RBY107986)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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