Plot 9, Imperial Mews, Off Oxford Street, Rugby, CV21 3LY

Guide Price: £199,950

This two bedroom end of terrace new home is located within the Imperial Mews development which is situated just off Oxford Street. This property will be built to a high standard by Royal Imperial Ltd in conjunction with Ralston Properties Ltd. Located just a few minute’s walk from both Rugby Town Centre and Rugby Train station, this property will make an ideal first time buyers home or Buy-to-let investment. Help to buy will be available on this development.

Features
- Architect designed two-bedroom homes
- Built to the highest standards
- Private development of just eighteen properties
- Close to Rugby Town centre and train station
- Off road parking
- Anthracite Grey UPVC windows
- Composite front door
- Quality chrome bathroom fittings
- Hard landscaping and planting to gardens
- Tiling to bathroom areas provided
Location
Imperial Mews is situated off Oxford Street which is ideally located within walking distance of Rugby town centre and Rugby railway station. Rugby town has a good selection of high street and independent shops, as well as restaurants, bars, coffee shops and leisure facilities. State funded and independent schooling is available within the town or a short bus journey away, with Lawrence Sheriff and Rugby School both being within walking distance.

The property is well 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.

The Development
Imperial Mews is a development of eighteen new homes located just off Oxford Street in Rugby. The development offers a range of two bedroom terraced, semi-detached and one detached property. Each home comes with an allocated parking space and has private gardens to the rear.

Kitchen
The kitchens are selected from Germany’s largest manufacturer, Nobilia, and are being supplied by Rugby fitted kitchens. The kitchens themselves will comprise of a range of eye and base level units with complimentary laminate worktops over, with a range of integrated appliances to include an electric oven, induction hob with extractor over, fridge/freezer, washer/dryer and a dishwasher.

Bathrooms
The bathrooms will comprise of part tiled walls with further tiling to the floor. All sanitaryware will be by Roca with the bathroom suites themselves comprising of a low level flush WC, wash hand basin with vanity unit under and panelled bath with shower over. All bathrooms will benefit from a heated towel rail.

Flooring
All floors to the kitchen, bathroom and WC will be tiled as standard.

Gardens and Landscaping
All of the gardens on this development are low maintenance and will benefit from hard landscaping and planting.

Parking
All properties will benefit from one allocated off road parking space.
Viewing
Strictly by prior appointment via the selling agents. Contact 01788 564666.

Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority
Rugby Borough Council. Tel: 01788 533533.
Council Tax Band – TBC.