

**18 Kirkistown Close**

**RUGBY  
CV21 1AN**

**£140,000**



- **TWO BEDROOM APARTMENT**
- **EN-SUITE SHOWER ROOM**
- **GAS CENTRAL HEATING**
- **ALLOCATED PARKING**

- **NEW BOILER 2025**
- **DOUBLE GLAZING**
- **BACKING ONTO CANAL**
- **ENERGY RATING B**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A two bedroom first floor apartment located in the popular residential area of Caldecott Manor. In brief this property comprises; entrance hall, lounge/dining room, kitchen, main bedroom with ensuite shower room, a further bedroom and a bathroom. Externally there is allocated off road parking space. The property also benefits from a new boiler fitted in 2025.

The property is situated within walking distance of Rugby train station (which operates mainline routes to both Birmingham and London Euston in under an hour) with easy access to 'Technology Park', 'Junction One' and 'Elliott's Field' leisure and retail parks with their wide range of High Street brand stores, Tesco supermarket, a health club and multiscreen cinema. The regions central motorway networks including the M1/M6 and M45 are all very easily accessible by road.

### **Accommodation Comprises**

Entry via communal entrance hall with stairs rising to first floor.

#### **Entrance Hall**

Storage cupboard. Doors off to

#### **Lounge**

13'5" x 11'11" (4.09m x 3.64m)

Double doors with Juliet balcony to rear. Opening though to:

#### **Kitchen**

5'7" x 9'10" (1.72m x 3.0m)

Fitted with a range of base and eye level units with work surface space. Fitted electric oven. Four ring gas hob with extractor over. Space and plumbing for a washing machine. Space for an upright fridge/freezer. Cupboard housing gas boiler.

#### **Bedroom One**

10'6" x 9'0" (3.22m x 2.76m)

Window to front. Door to:

#### **Ensuite**

Shower cubicle with electric shower. Low level w.c. Pedestal wash hand basin. Tiling to splash areas. Radiator.

#### **Bedroom Two**

8'6" x 11'8" (2.6m x 3.56m)

Window to front.

#### **Bathroom**

Panlled bath with rainfall shower over. Pedestal wash hand basin. Low level w.c. Tiling and panelling to splash areas. Heated towel rail.

#### **Parking**

Allocated parking space.

#### **Agents Note**

Length of lease: 125 years (109 years remaining)

Annual ground rent amount: (£337.04)

Annual service charge amount: (£2059.29)

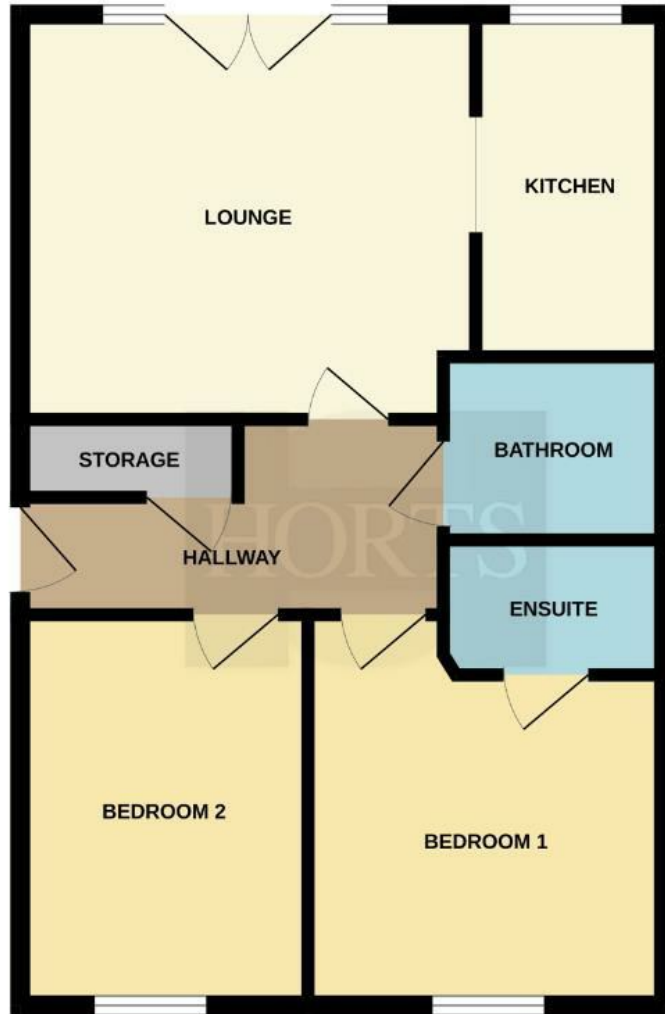
Council Tax Band: B

Energy Efficiency Rating: B



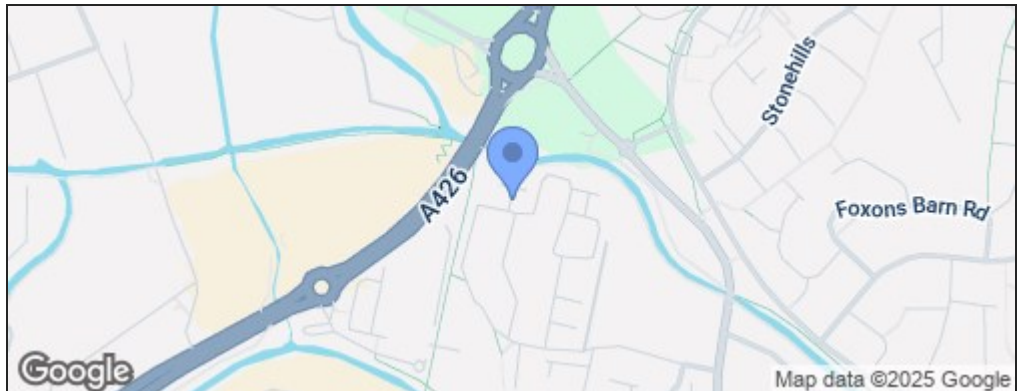


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.