



20 Kirkistown Close , Rugby, CV21 1AN

Finished to an exceptional standard, the apartment is available with much of its bespoke furniture, fixtures and fittings, presenting a RARE OPPORTUNITY to step into a fully realised, elegantly styled home.

This beautifully presented two-bedroom, ground floor apartment offers an OUTSTANDING TURNKEY OPPORTUNITY, ideal for first-time buyers, downsizers or investors alike. Immaculately maintained and thoughtfully designed throughout, the property provides a perfect balance of modern comfort and effortless style.

At the heart of the home is a bright and spacious open-plan reception room, incorporating a lounge and dining area, with double doors opening directly onto the communal gardens. This creates a seamless connection between indoor and outdoor living, flooding the space with natural light and offering a tranquil setting for both relaxation and entertaining.

Guide price £165,000

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- Offered with the majority of furniture, fixtures and fittings - a true turnkey opportunity
- Contemporary white high-gloss fitted kitchen with built in oven and hob
- Ground floor position with direct access to well-maintained communal gardens
- No onward chain, making for a smooth and straightforward purchase
- Finished to an exceptional standard and beautifully presented throughout
- Two well-proportioned bedrooms, including principal with en-suite shower room
- Allocated parking space within the communal car park
- Spacious open-plan lounge/diner with double doors opening onto communal gardens
- Stylish main bathroom, finished to a high specification
- Backs onto the Oxford Canal and within walking distance of Tesco and Elliotts Field Retail Park

Entrance Hall

Lounge/Diner

15'1" x 13'5" (4.60 x 4.10)

Kitchen

9'10" x 5'6" (3.00 x 1.70)

Bathroom

6'6" x 6'2" (2.00 x 1.90)

Bedroom One

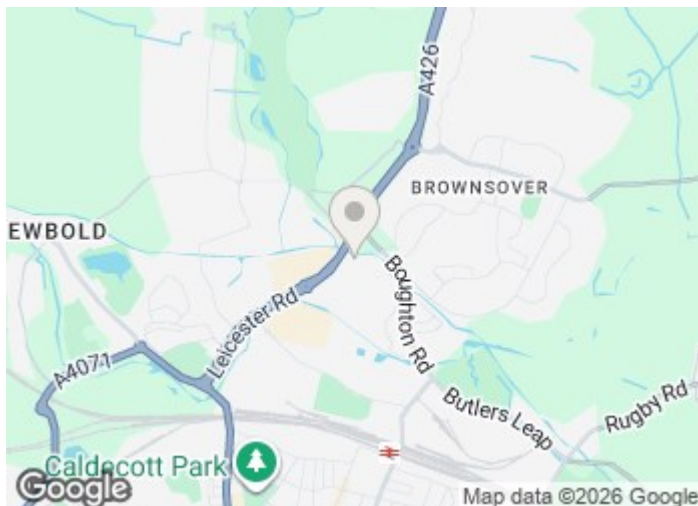
11'5" x 10'5" (3.50 x 3.20)

En-Suite

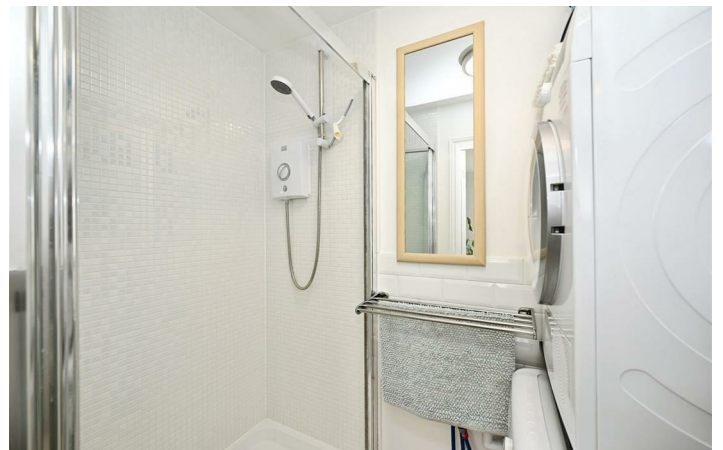
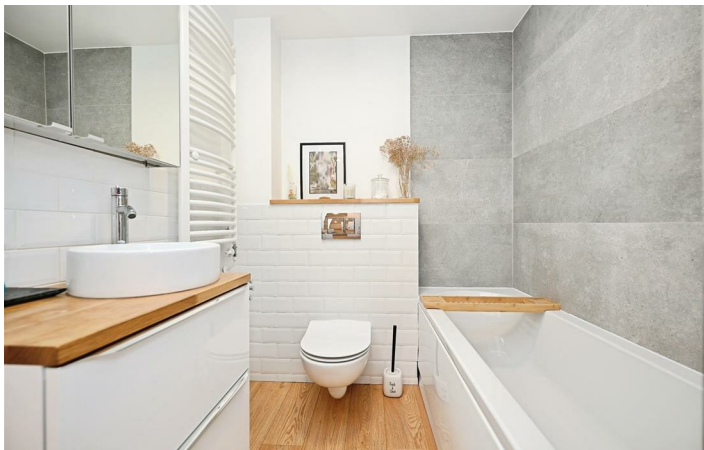
6'6" x 4'11" (2.00 x 1.50)

Bedroom Two

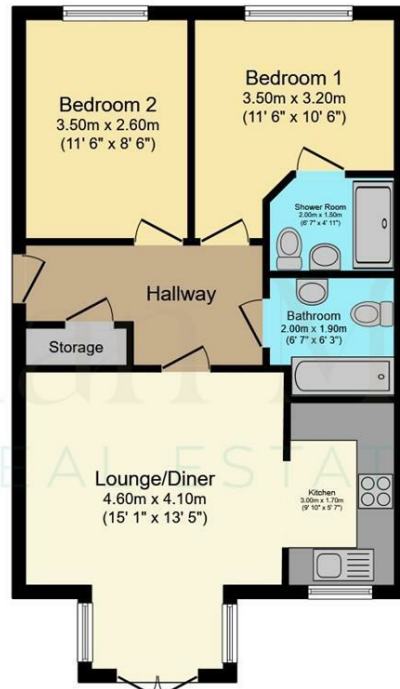
11'5" x 8'6" (3.50 x 2.60)



[Directions](#)



Floor Plan



Floor Plan
Floor area 52.8 sq.m. (568 sq.ft.)

Total floor area: 52.8 sq.m. (568 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

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