

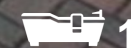
OPENING DOORS SINCE 1843

Loveitts est. 1843
THE ESTATE AGENTS



The Griffs Lawford Lane
Rugby, CV22 7JP

£125,000



The Griffs Lawford Lane

Rugby, CV22 7JP

A superb top floor one bedroom apartment situated in the semi rural location of Long Lawford, near Rugby. The property is conveniently located close to excellent road links and is a perfect first time buyer purchase or investment opportunity.

Built in 2018, the property briefly comprises fitted open plan modern fitted kitchen with oven, electric hob and extractor fan, fridge freezer and washing machine, lounge, generous sized double bedroom and shower room with shower cubicle, toilet and sink and allocated parking space to the front. The apartment has the advantage of a communal garden to the rear.

The second floor apartment benefits from gas central heating and double glazing and should be viewed to be fully appreciated. The property is leasehold.

To arrange a viewing please contact Loveitts on 024 76 258 421.





- Modern Second Floor Apartment
- Open Plan Kitchen/Lounge
- Double Bedroom
- Shower Room
- Allocated Parking
- Close to local amenities
- Double Glazing
- Gas Centrally Heated
- Property built in 2018
- Vacant Possession



Floor Plan

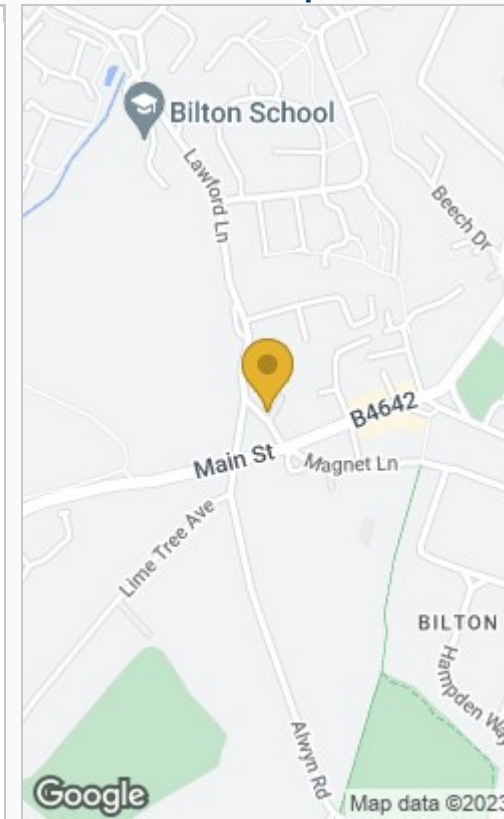
Ground Floor

Approx. 37.1 sq. metres (399.4 sq. feet)



Total area: approx. 37.1 sq. metres (399.4 sq. feet)

Area Map



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm or its employees has the authority to make or give any representation or warranty in respect of the property.



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