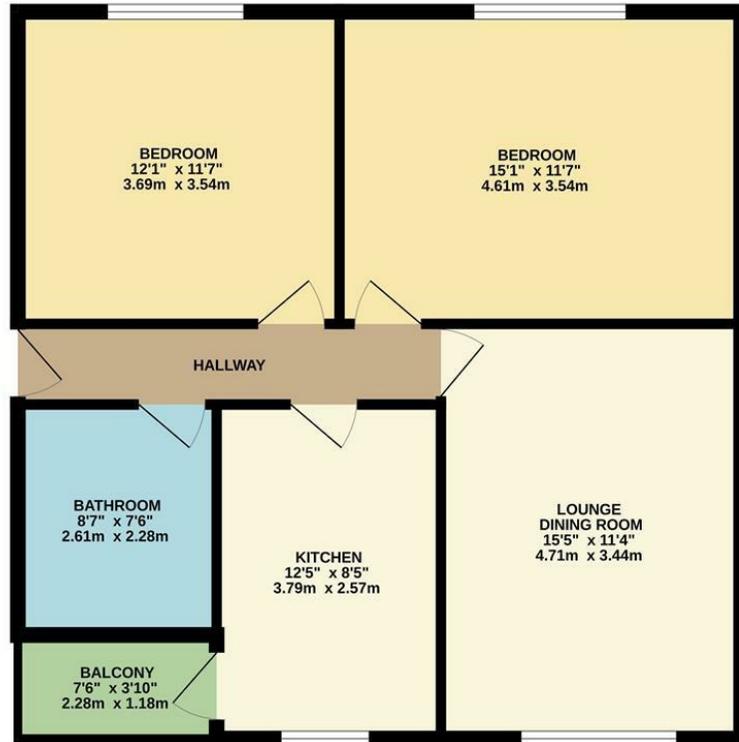


GROUND FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.8 sq.m.) approx.  
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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Stamford Gardens Rugby  
Asking Price £165,000

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The property offers generous accommodation throughout and benefits from a private balcony. Requiring some modernisation, it presents excellent scope for improvement and would make a fantastic first-time purchase or investment opportunity.

The accommodation comprises an entrance hall, bathroom, and two well-proportioned double bedrooms. Offered to the market with no onward chain, this apartment provides a great opportunity for buyers looking to add value in a sought-after location.

Annual Service Charge - £960.00  
Annual Ground Rent - £10

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