



Cadman Homes
Residential Sales, Lettings & Property Management

Follager Road

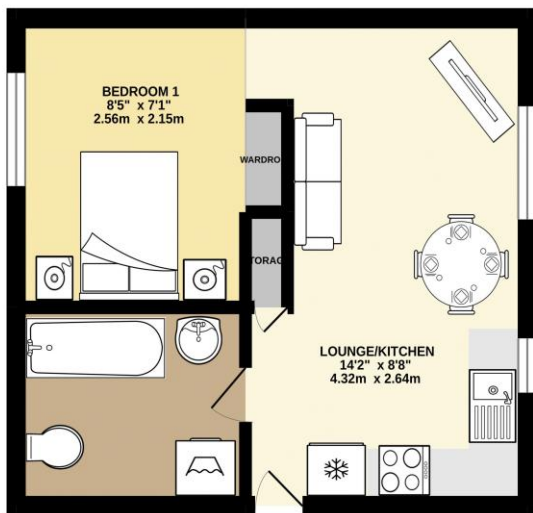
Rugby

£90,000



A quirky one bedroom ground floor apartment set close to the town centre. The property offers an open plan lounge/kitchen area, a double bedroom (with built in wardrobe) and a bathroom. The property further benefits from off road parking, communal seating/ BBQ area and the heating and electricity is paid for out of the service charge so there's no need to budget for utility bills or boiler repairs. Sold with no upper chain.

GROUND FLOOR



While 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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ACCOMMODATION

- One Double Bedroom
- Open Plan Living
- Bathroom With Space For Washing Machine
- Off Road Parking
- Gas Central Heating
- PVCu Double Glazing
- No Onward Chain
- EPC Rating - TBC
- Council Tax A
- Ground Floor Flat With No Communal Hallways



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MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating traveling some distance to view the property. 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.