

13 Langtree House
Woodside Park
Rugby
CV21 2DE



Cadman Homes
Family Owned, Family Run, Family Values

13 Langtree House

£100,000

The property

A one bedroom apartment on the ground floor of this popular modern block, close to the town centre, train station and bus station. The property boasts rental potential of £750 PCM which equates to a gross yield of 7.5%. Net of ground rent and service charges the yield is 6.1%.

With a double bedroom that has built in wardrobes, a stylish bathroom with shower over the bath and chrome heated towel rail and an open-plan living space with a kitchen area (with built in appliances), and seating area with an alcove perfect for a work-station or dining table. With a designated parking space and secure intercom entry. No chain.

Rugby

Rugby's economy is mainly industrial and distribution. It is an engineering centre and has a long history of producing gas and steam turbines at the GEC and at the AEI. The AEI was earlier British Thomson-Houston or BTH. They used to dominate employment in the town. They are now amalgamated to form Alstom. Engineering in Rugby is still the most important sector.

There are three new retail parks, "Elliot's Field" which is leisure and fashion centric, "Junction One" which has a 9 screen cinema and several shops and fast food outlets. "Technology Drive" is mainly home stores and DIY based. Elliot's Field has launched a second phase with more big names to compliment the existing retailers.

There are many excellent schools In Rugby including grammar schools (Lawrence Sherrif for boys, Rugby High School for girls), Ashlawn School and of course the world famous Rugby School where the modern game of Rugby was born.

Did you know?

Rugby is credited as the town that gave the inspiration for the modern Olympic Games, the invention of the laser, hologram and jet engine and enjoys a growing tourism economy as the council and other partners increase the promotion and marketing of the town which is the fastest growing in the West Midlands.

London is only 54 minutes away by (non-stop) train, and the town is excellently positioned for the M1, M6, A14 and A5 as well as the A45, A46 and DIRFT.

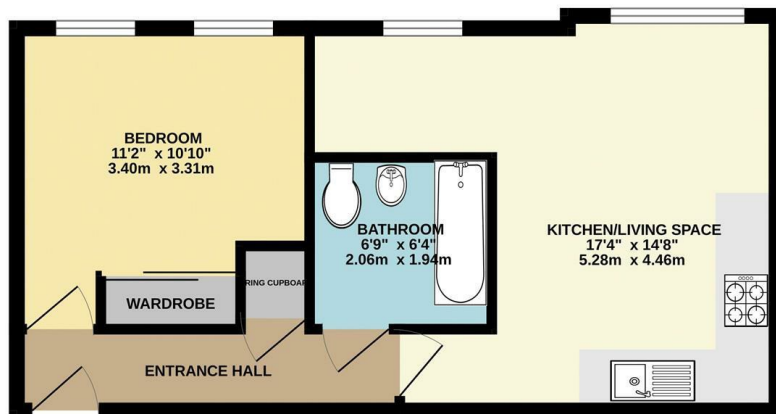
The agent

We are a local, family owned and run firm of estate and letting agents. We specialise in character homes both in town and the villages, as well as small new build developments.

If you are unsure of the value of your home, or simply haven't chosen an agent to sell or let it, we'd love to show you what we can do for you. For valuations, mortgages, conveyancers and more contact the local office. We partner with other quality local businesses to keep more business in the local economy.



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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Local Authority

Council Tax Band

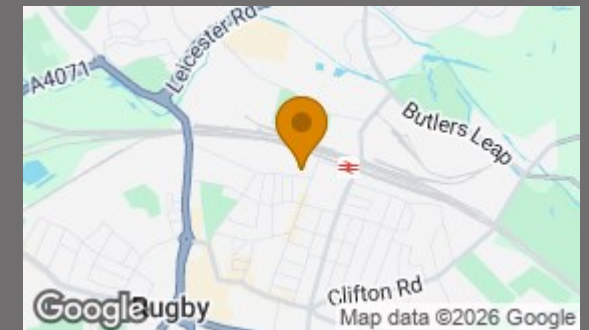
A

EPC Rating

D

Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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