



**Sophia Court, King Edward Road**  
**Offers Over £129,950**

**complete** ●●●  
ESTATE AGENTS



# Sophia Court, King Edward Road, Rugby

\*\*\*ATTENTION ALL INVESTORS\*\*\*

Complete Estate Agents in Rugby are delighted to welcome to the market a Two bedroom First Floor Apartment which is situated in the Town Centre and within walking distance to Rugby Station. The Property comprises of Communal Entrance Hall, Lounge/Dining Area and Separate Modern Kitchen. There are Two Bedrooms and Modern Bathroom. One Allocated Parking Space in Communal Car Park. Viewing is essential to appreciate this delightful home.

## Communal Entrance Hall

Secure Intercom System

## Entrance Hall

Storage Cupboard/ Airing Cupboard and doors leading to all rooms.

## Lounge/Dining Room 15'8" x 11'6" (4.80 x 3.53)

Double Glazed Window and radiator.

## Kitchen 10'9" x 7'10" (3.29 x 2.39)

Range of base and eye level units with worktops, integral gas hob and oven, built in fridge freezer and space for washing machine.



## Bedroom One 11'6" x 10'5" (3.51 x 3.19)

Window and Radiator

## Bedroom Two 10'9" x 7'3" (3.29 x 2.22)

Window and radiator

## Bathroom

Low flush WC, pedestal wash hand basin, panel bath with shower above

## About Rugby

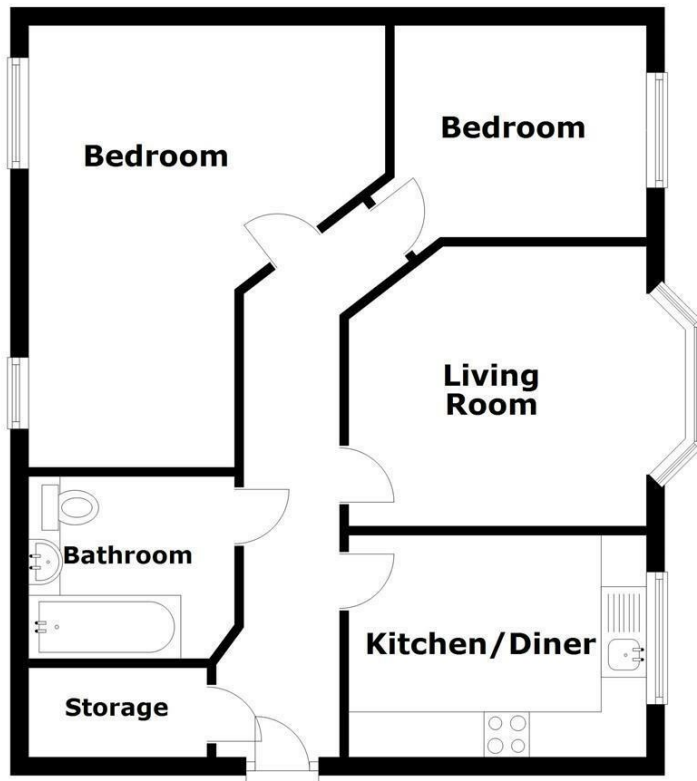
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

## Rugby Borough Council

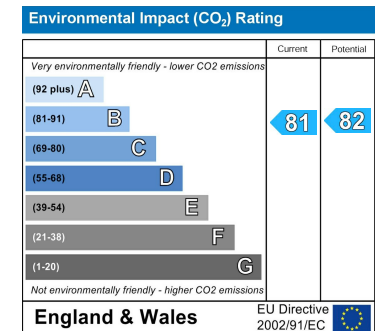
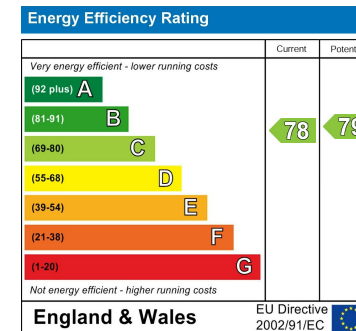
Rugby Borough Council,  
Town Hall,  
Evreux Way,  
Rugby  
CV21 2RR



## Ground Floor



This floorplan is to be used as a guide only and not be taken as fact or to scale. The property may be different to actual diagram shown and square footage may differ.  
Plan produced using PlanUp.



Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

18 Church Street, Rugby, Warwickshire, CV21 3PU  
T: 01788 550 800  
sales@complete247.co.uk  
www.complete247.co.uk

complete  
ESTATE AGENTS