



**Connells**

Hill Top Park  
Princethorpe Rugby

# Hill Top Park Princethorpe Rugby CV23 9PW

for sale  
**£120,000**



## Property Description

Connells are delighted to bring to market this one bedroom park home in Hill Top Park in Princethorpe, Rugby. The park home in brief comprises of; entrance hall, lounge with arch to new kitchen, bedroom, study/dressing room and bathroom. Externally, there is a wrap around garden area and off street parking.

Princethorpe is a well-established village located approximately halfway between Rugby and Leamington Spa, and also provides convenient access to Coventry, Southam and Warwick. The village includes local shops and amenities, a primary school, and the well-renowned Princethorpe College. The village is surrounded by countryside and is ideally situated with excellent access to road networks nearby including the motorway networks of A45, A46, M1 & M6. Rugby railway station also offers a high speed train service to London Euston in just under 50 minutes.

Call us today on 01788 579880 to arrange your exclusive viewing on this must see property!

## Entrance Hall

## Kitchen

Wood effect laminate flooring. Dual aspect windows, electric oven & gas hob, plumbing for washing machine and space for washing machine.

## Lounge

Dual aspect bay windows, laminate floor, door to rear

## Bedroom 1

Laminate floor, window to side, fitted wardrobes.

## Bedroom 2/ Study/Dressing Room

Laminate Floor, window to rear.

## Shower Room

Walk in shower, W/C, sink and vinyl flooring.

## Garden

To rear of property.

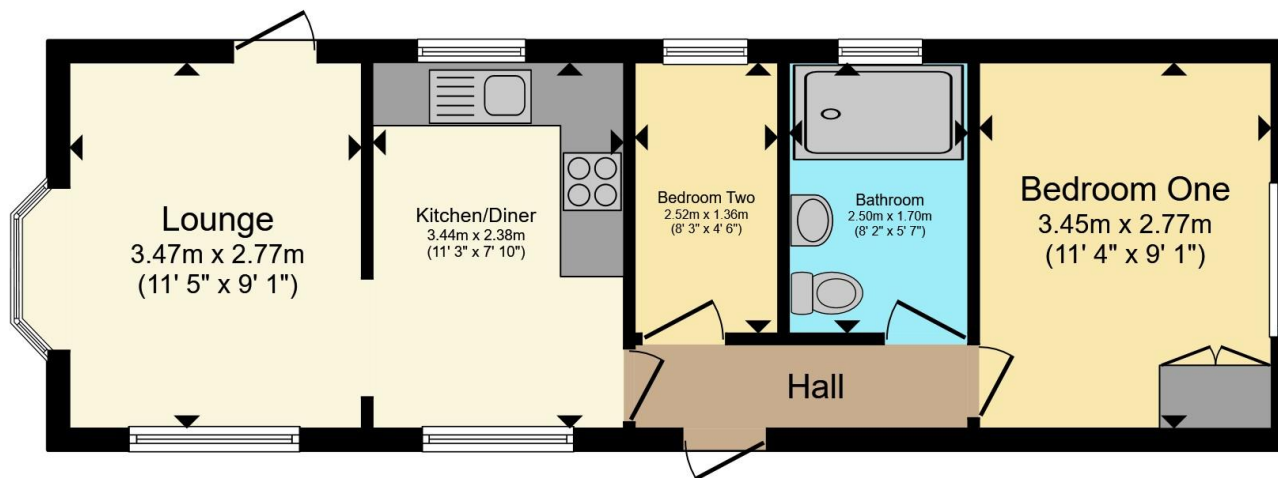
## Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 40.1 m<sup>2</sup> (432 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01788 579880**  
**E [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)**

25 Regent Street  
 RUGBY CV21 2PE

EPC Rating: Council Tax  
 Exempt Band: A

Tenure:

**view this property online [connells.co.uk/Property/RBY108113](http://connells.co.uk/Property/RBY108113)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. 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. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: RBY108113 - 0005