



## 150 Cambridge Street

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Rugby

Warwickshire

CV21 3NP

**£119,950 Leasehold**



- A Modern Two Bedroom Ground Floor Apartment
- Open Plan Lounge/Dining Room and Fitted Kitchen
- Modern Family Bathroom
- Gas Fired Central Heating To Radiators
- Upvc Double Glazing (where specified)
- Convenient for Rugby Railway Station
- Ideal First Time Buy/Investment Opportunity
- Early Viewing Considered Essential

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## DESCRIPTION

Brown & Cockerill Estate Agents are pleased to offer for sale this modern two bedroom ground floor apartment conveniently situated within walking distance of Rugby Railway Station and Rugby town centre.

In brief, the accommodation comprises of an entrance hall, open plan lounge/dining room with open plan fitted kitchen, two well proportioned bedrooms and a family bathroom with modern white suite.

The property benefits from gas fired central heating to radiators and Upvc double glazing (where specified).

The apartment is considered to be an ideal first time purchase/investment opportunity and early viewing is a considered essential.

Gross Internal Area: approx. 45m<sup>2</sup> (484 ft<sup>2</sup>).

Tenure: Leasehold

We are advised that the lease is 99 years commencing December 2005 (approx. 80 years remaining)

Service Charge: approx. £1400.00 per annum

Ground Rent: £100.00 per annum.

Council Tax Band: B

Gross internal area: 45m<sup>2</sup> (484ft<sup>2</sup>)

## AGENTS NOTES

Estimated Rental Value: £775 pcm approx.

What3Words: ///atom.boat.couches

## MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property. To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)	73	74
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Ground Floor

### ENTRANCE HALL

### LOUNGE/DINING ROOM

24' 5" x 11' 8" reducing to 9' 3" (7.44m x 3.56m)

### KITCHEN

7' 3" x 6' 9" (2.21m x 2.06m)

### BEDROOM ONE

14' 6" x 8' 3" (4.42m x 2.51m)

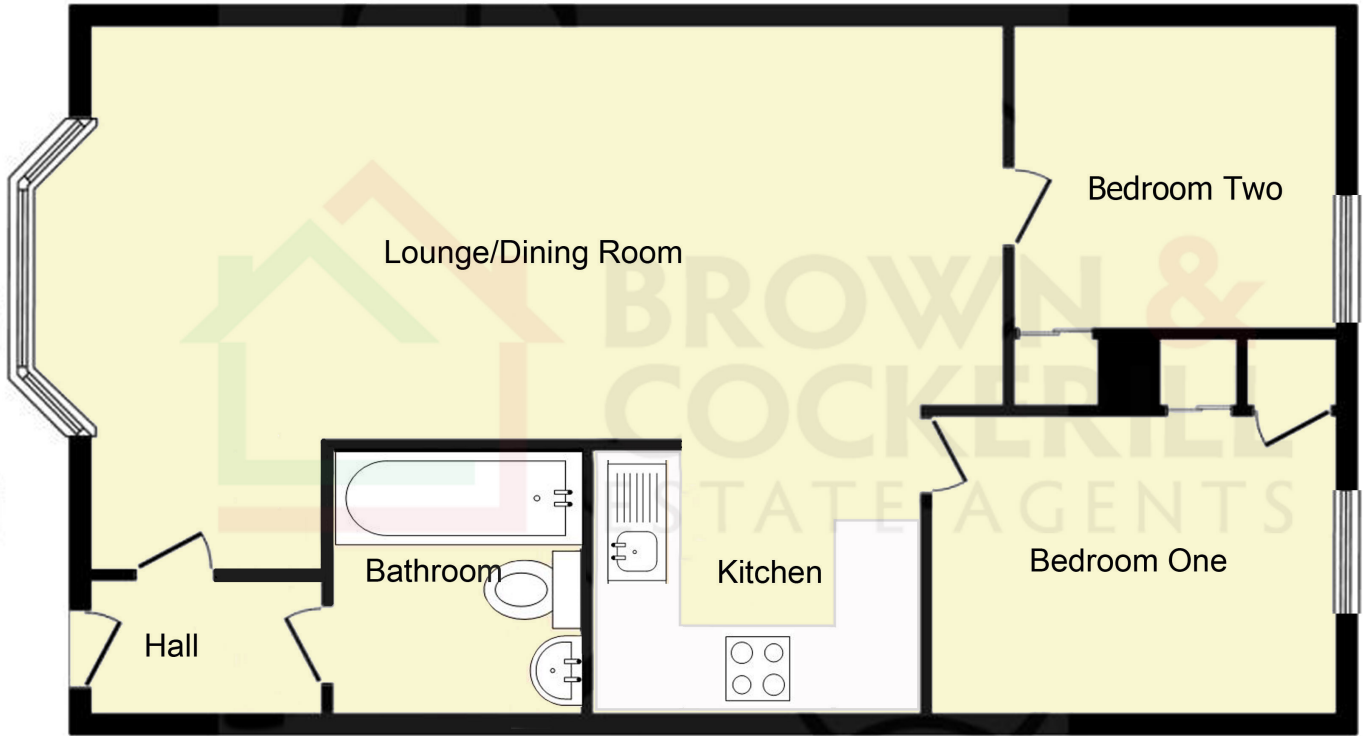
### BEDROOM TWO

11' x 5' 8" (3.35m x 1.73m)

### BATHROOM

### Externally

### COMMUNAL GARDEN



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