



20 LELLEFORD CLOSE

£127,500 Leasehold

LONG LAW FORD
RUGBY
WARWICKSHIRE
CV23 9FP



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk

DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern first floor one bedroom maisonette situated within this sought after development in the popular village of Long Lawford, Rugby.

This property is an ideal first time buy and is offered for sale at 100% ownership, with a 75% market resale value - ensuring affordable housing for qualifying residents. Sold as part of a Section 106 Affordable Housing scheme, eligible applicants must be from the Long Lawford parish. This is not a shared ownership scheme so no rent is payable. There are 992 years remaining on the lease with maintenance charges & ground rent of £677.00 per annum.

There are a range of amenities available within the immediate area to include a parade of shops and stores, local supermarket, two public houses, a primary school and bus routes to both Rugby town centre and Coventry city centre. Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour. There is also easy access to the surrounding M1/M6/A5 and A14 road and motorway networks making the location ideal for those wishing to commute.

The property is accessed via it's own doorway with staircase leading up to the first floor accommodation. There is a landing area with large storage cupboard and access to a boarded loft space with light, a modern kitchen /living room with integrated hob & oven, a large double bedroom with built in storage cupboard and a well appointed bathroom fitted with a contemporary white suite.

The property is of standard brick construction and benefits from gas fired central heating, Upvc double glazing and has all mans services connected.

Externally, there is an allocated parking space to the front for one vehicle along with an enclosed and low maintenance garden situated to the side which is ideal for al-fresco dining and entertaining.

Early viewing is considered essential.

Gross Internal Area: approx. 56m² (603ft²).

TENURE: Leasehold. 999 years from 01/01/2018 (992 years remaining).
Service Charge: £463.00 per annum.
Ground Rent: £214.00 per annum.

AGENTS NOTES

Council Tax Band 'B'.
What3Words: ///prone.train.grub

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.

KEY FEATURES

- A Modern One Bedroom First Floor Apartment
- 75% Market Value Covenant. 100% Ownership
- Living Room/Kitchen with Hob & Oven
- Modern Bathroom with Three Piece White Suite
- Gas Fired Central Heating to Radiators, Double Glazing
- Enclosed Rear Garden, Allocated Parking
- Sought After Cul-de-Sac Location



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

ROOM DIMENSIONS

First Floor

Landing

12' 0" x 5' 6" (3.66m x 1.68m)

Living Room / Kitchen

18' 7" x 9' 6" (5.66m x 2.90m)

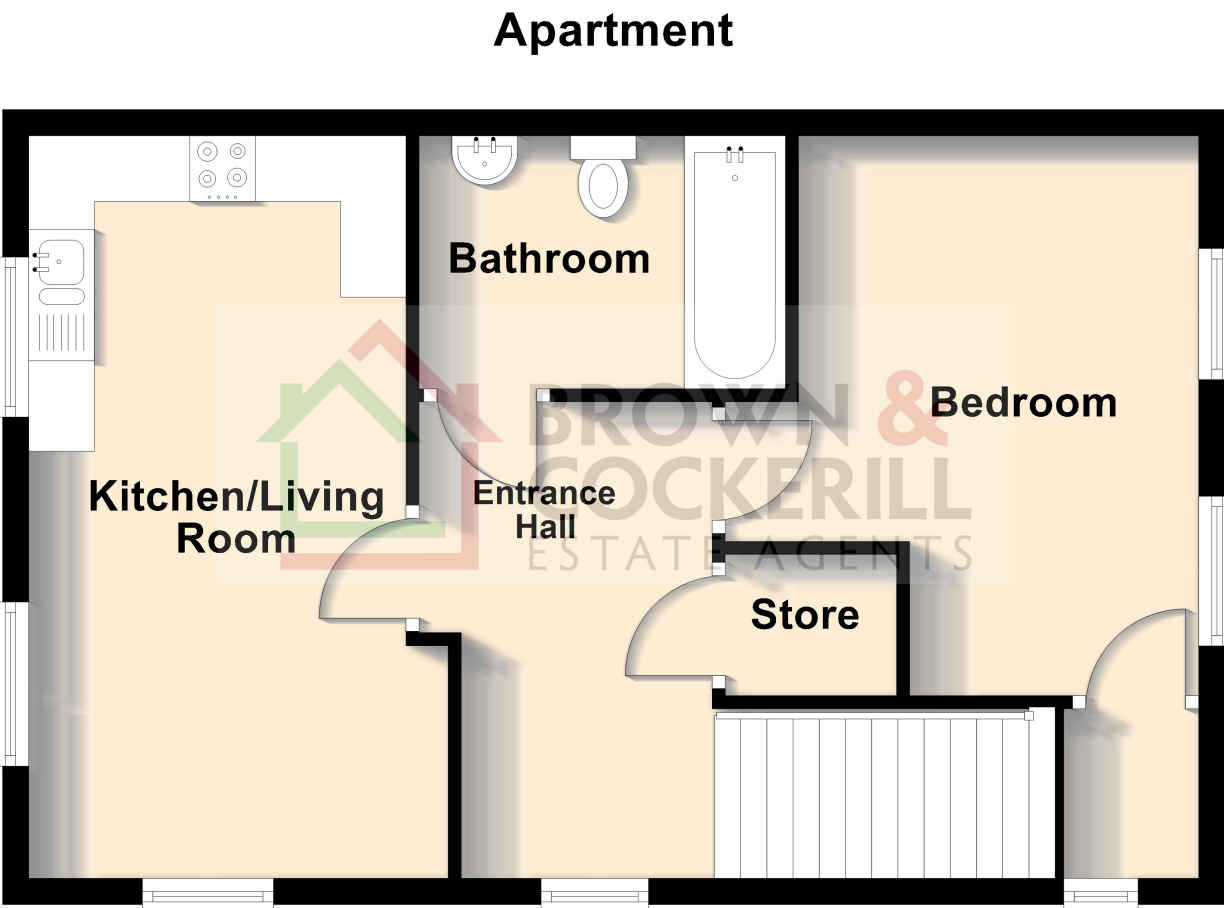
Bathroom

7' 3" x 6' 4" (2.21m x 1.93m)

Bedroom

15' 3" max x 14' 0" (4.65m max. x 4.27m)

FLOOR PLAN



IMPORTANT INFORMATION
We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.