



WHOLE BLOCK SHOWN



## 42 Lawford Bridge Close

Rugby  
Warwickshire  
CV21 2AE

£130,000 Leasehold



- A Well Presented Two Bedroom Apartment
- Open Plan Living
- Popular Residential Location
- Fitted Kitchen with Hob and Oven
- Bathroom with Modern Three Piece White Suite
- Upvc Double Glazing and Electric Heating
- Allocated Parking
- Viewing Advised

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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented second floor two bedroom apartment situated close to all amenities and located in the popular residential area of New Bilton, Rugby.

The apartment is conveniently located for access to Rugby town centre and Rugby Railway Station which offers a regular mainline intercity service to Birmingham New Street and London Euston in under an hour.

There are a range of amenities within walking distance to include a parade of shops and stores, supermarket, public houses and hot food takeaways. There is also easy access to the surrounding M6, M1, A5 and A14 road and motorway network.

The apartment is accessed via a communal front entrance door with secure entry system. The apartment itself comprises of an entrance hall, two well proportioned bedrooms with bedroom one having French doors and views over the communal gardens, a modern bathroom with a white three piece suite, and an open plan lounge/kitchen/dining room. The lounge area has a Juliet balcony with doors to the rear. The kitchen/dining area has a modern fitted units with an integrated oven and four-ring hob.

The property benefits from Upvc double glazing and electric heating.

Externally there is an allocated parking, visitor parking and communal gardens.

The property is currently tenanted so viewings are strictly by appointment.

Gross Internal Area: approx. 55 m<sup>2</sup> (592 ft<sup>2</sup>).

Tenure: Leasehold - Approx. 111 Years remaining  
Ground Rent: £125 per annum.  
Service and Maintenance Charge: £1100 per annum.

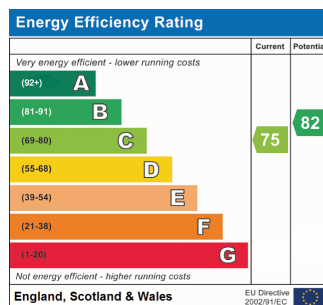
## AGENTS NOTES

Council Tax Band: 'A'

## 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



## Second Floor

### ENTRANCE HALL

### OPEN PLAN LOUNGE/KITCHEN/DINING ROOM

Lounge Area: 16' 4" x 8' 7" (4.98m x 2.62m)  
Kitchen/Dining Area: 10' 8" x 6' 7" (3.25m x 2.01m)

### BEDROOM ONE

12' 2" maximum x 11' 9" (3.71m maximum x 3.58m)

### BEDROOM TWO

14' 4" x 6' 5" (4.37m x 1.96m)

### BATHROOM

## Externally

### ALLOCATED PARKING



