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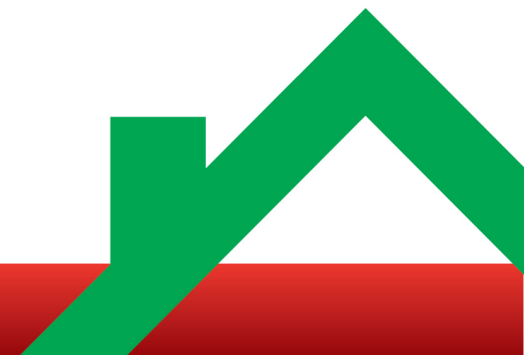
Offers Over £145,000 Leasehold

NEWBOLD UPON AVON
RUGBY
WARWICKSHIRE
CV21 1HD



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented first floor maisonette which is located in a quiet cul-de-sac and overlooks the Oxford canal in Newbold upon Avon, Rugby.

The property is conveniently located for all village amenities to include a parade of shops, hot food takeaway outlets, public houses, churches of several denominations and excellent schooling for all ages.

In brief, the accommodation comprises of an entrance hall, spacious lounge/dining room, modern kitchen with integrated appliances, two double bedrooms located to the rear of the property which overlook the adjoining Oxford canal and a refitted bathroom fitted with a three piece white suite.

The property benefits from gas fired central heating to radiators and UPVC double glazing.

Externally, there are well kept communal gardens and an outside drying area, seating area and barbeque area.

The property is considered to be an ideal investment/first time purchase.

Gross Internal Area: approx. 57 m² (613 ft²).

Tenure:

The property is LEASEHOLD. 125 year lease from 2012 (113 years remaining)

Service/Maintenance Charge: £119.50 pcm (covering gardens, communal areas, buildings insurance and sinking fund).

Ground Rent: £12.50 pcm.

Freeholders: Orbit Housing

AGENTS NOTES

Council Tax Band 'A'.

What3Words: ///boxing.chef.memo

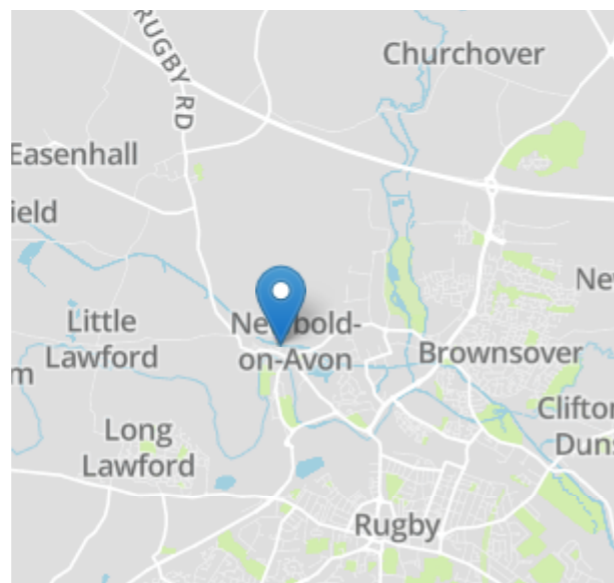
MORTGAGE & LEGAL ADVICE

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

- An Immaculate First Floor Two Bedroom Apartment
- Quiet Cul-de-Sac Location
- Spacious Lounge/Dining Room
- Modern Kitchen with Integrated Appliances
- Refitted Bathroom with a Three Piece White Suite
- Gas Fired Central Heating to Radiators
- UPVC Double Glazing
- Ideal Investment/First Time Purchase



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	79
(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

Entrance Hall

14' 3" x 2' 9" (4.34m x 0.84m)

Lounge/Dining Room

17' 9" x 11' 9" (5.41m x 3.58m)

Kitchen

13' 0" x 8' 6" (3.96m x 2.59m)

Bedroom One

10' 9" x 10' 6" (3.28m x 3.20m)

Bedroom Two

10' 3" x 9' 6" (3.12m x 2.90m)

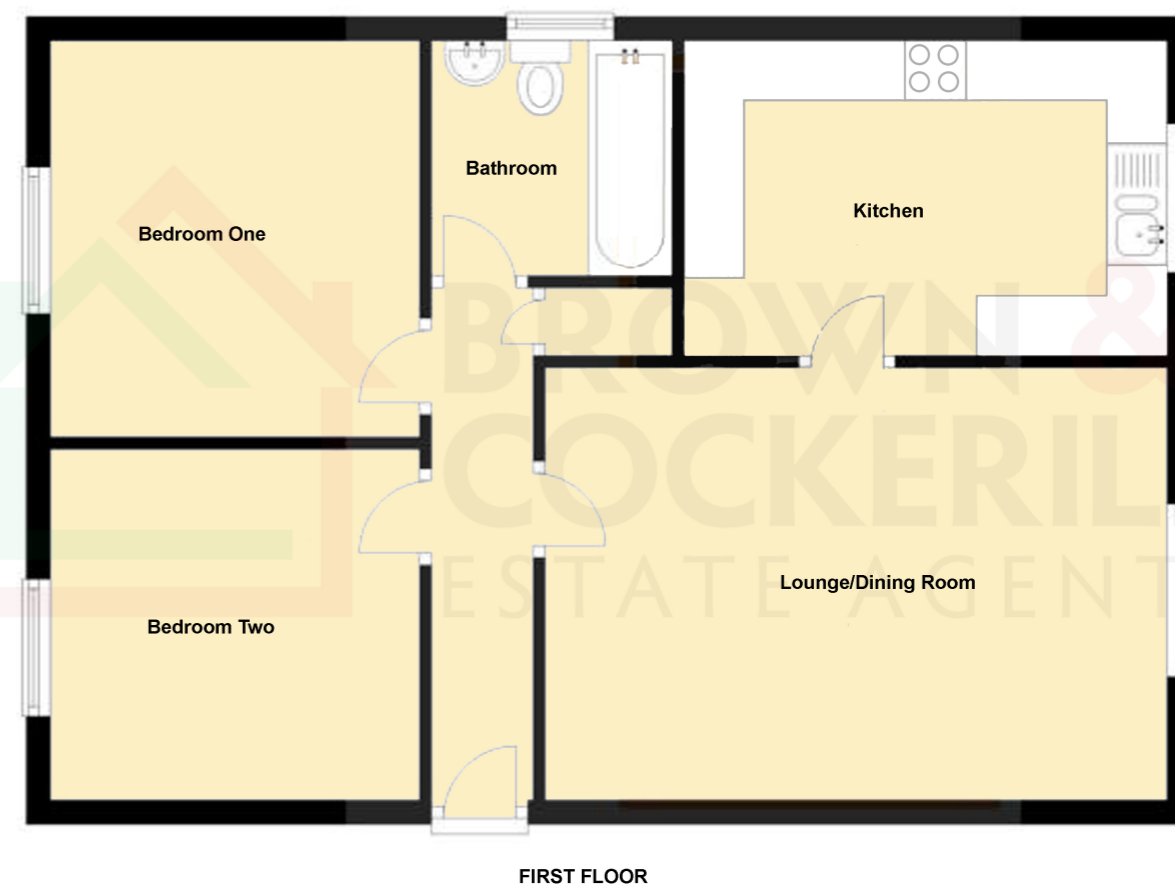
Bathroom

7' 5" x 6' 6" (2.26m x 1.98m)

Storage Cupboard

6' 0" x 3' 1" (1.83m x 0.94m)

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.