



## 14 Dunster Close

The Pavillions  
Rugby  
Warwickshire  
CV22 7AZ

**£132,500 Leasehold**



- A Second Floor Two Bedroom Leasehold Apartment
- Popular Residential Location
- Lounge/Dining Room with Juliette Balcony
- Fitted Kitchen with Hob and Oven and Integrated Washing Machine
- Master Bedroom with En-Suite and Further Family Bathroom
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Ideal First Time/Investment Purchase with Allocated Parking
- Early Viewing is Highly Recommended and No Onward Chain

Brown & Cockerill Estate Agents  
12 Regent Street  
Rugby  
Warwickshire  
CV21 2QF

Email: [sales@brownandcockerill.co.uk](mailto:sales@brownandcockerill.co.uk)  
Website: [www.brownandcockerill.co.uk](http://www.brownandcockerill.co.uk)





## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this second floor two bedroom leasehold apartment situated on the popular Pavillions development. The purpose built apartment is of standard brick built construction with a tiled roof and has all Mains Services connected.

There are a comprehensive range of local amenities in Rugby town centre to include shops and stores, restaurants, public houses, cafes, hot food take away outlets, churches of several denominations, recreational facilities and excellent local schooling for all ages.

Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour. There is easy commuter access to the M1/M6/A5 and A14 road and motorway networks.

In brief, the apartment is accessed via a secure communal entrance door with stairs rising to further floors. The accommodation comprises of an entrance hall with airing cupboard and doors off to a lounge/dining room with French doors to a Juliette balcony and through fare to the kitchen which is fitted with a four ring gas hob with oven beneath, integrated washing machine and space for fridge/freezer. The master bedroom benefits from an en-suite shower room fitted with a corner shower cubicle, pedestal wash hand basin and low level w.c. The second bedroom is serviced by a family bathroom fitted with a three piece white suite to include bath with shower attachment, pedestal wash hand basin and low level w.c.

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

Externally, there are communal grounds and one allocated parking space with further visitor parking.

The property is considered to be an ideal first time/investment purchase and is being offered for sale with no onward chain. Early viewing is highly recommended.

**TENURE:** Leasehold.

The lease commenced 19 years ago and has 131 years remaining.

Service and Maintenance Charge: £1490 per annum.

Current Ground Rent: £250.10 per annum.

## AGENTS NOTES

Council Tax Band 'B'.

Estimated Rental Value: £850 pcm approx.

What3Words: ///resist.trains.closes

## 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

### LOUNGE/DINING ROOM

19' 1" x 10' 6" (5.82m x 3.20m)

### KITCHEN

7' 8" x 6' 0" (2.34m x 1.83m)

### BEDROOM ONE

14' 8" maximum x 8' 7" (4.47m maximum x 2.62m)

### EN-SUITE SHOWER ROOM

8' 6" x 4' 8" (2.59m x 1.42m)

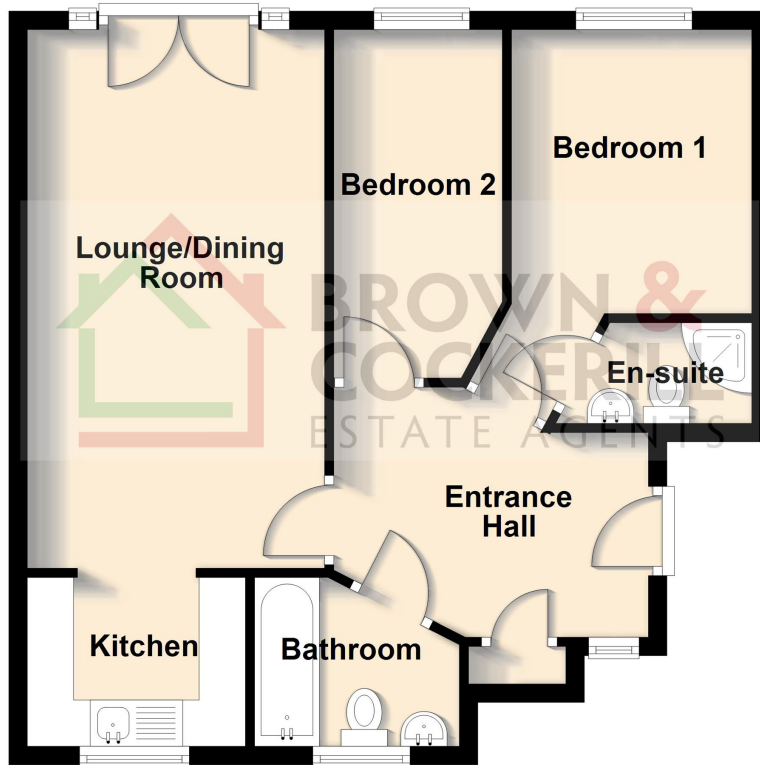
### BEDROOM TWO

12' 4" x 6' 0" (3.76m x 1.83m)

### FAMILY BATHROOM

6' 9" x 5' 9" (2.06m x 1.75m)

## Ground Floor



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