



21 ASPEN ROAD

Shared Ownership £120,000 Leasehold

EDEN PARK
RUGBY
WARWICKSHIRE
CV21 1SF



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom mid terraced home located within the popular Eden Park development on the northern outskirts of Rugby town centre. The property is being offered for sale on a 50% shared ownership basis.

There are a range of amenities available within the immediate area to include local shops and stores, supermarkets, excellent local schooling and Rugby's main retail parks. There is excellent commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks. Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under one hour.

The property is of standard brick built construction and offers accommodation set over two floors which comprises of an entrance hall, ground floor cloakroom/w.c., lounge/dining room with double doors opening onto the rear garden and a fitted modern kitchen with integrated hob and oven.

To the first floor there are three well proportioned bedrooms and a family bathroom with white suite.

The property benefits from gas fired central heating to radiators, Upvc double glazing and has all mains services connected.

Externally, there is an enclosed rear garden which is predominantly laid to lawn and enclosed by timber fencing to the boundary. There is an allocated parking space situated to the rear.

Offered for sale with no onward chain, early viewing is considered essential.

Gross Internal Area: approx. 77 m² (828 ft²).

Tenure: LEASEHOLD

Terms: 125 yrs from 1st March 2014 (approx. 115 yrs remaining)

Service/Maintenance Charge: £32.76/month

Rent payable on the remaining 50% - £259.61/month

AGENTS NOTES

Council Tax Band 'C'.

What3Words: ///august.upset.lake

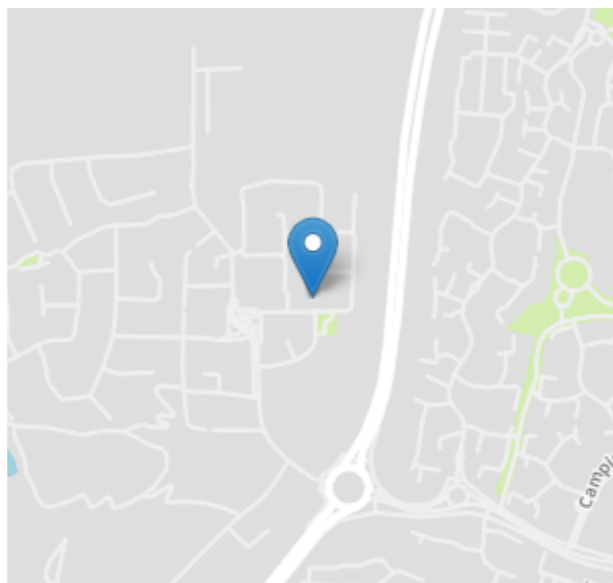
MORTGAGE & LEGAL ADVICE

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 Three Bedroom Mid Mews Home**
- **Sold on a 50% Shared Ownership Basis**
- **Lounge/Dining Room, Cloakroom/W.C.**
- **Modern Fitted Kitchen with Integrated Hob & Oven**
- **Upvc Double Glazing, Gas Fired Central Heating to Radiators**
- **Allocated Car Parking to the Rear**
- **No Onward Chain, Early Viewing Advised**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	78	
(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

Ground Floor

Entrance Hall

9' 10" x 3' 9" (3.00m x 1.14m)

Cloakroom/W.C.

6' 3" x 3' 1" (1.91m x 0.94m)

Lounge/Dining Room

17' 1" x 14' 6" (5.21m x 4.42m)

Kitchen

9' 10" x 9' 8" (3.00m x 2.95m)

First Floor

Bedroom One

13' 4" x 9' 10" (4.06m x 3.00m)

Bedroom Two

11' 1" x 9' 10" (3.38m x 3.00m)

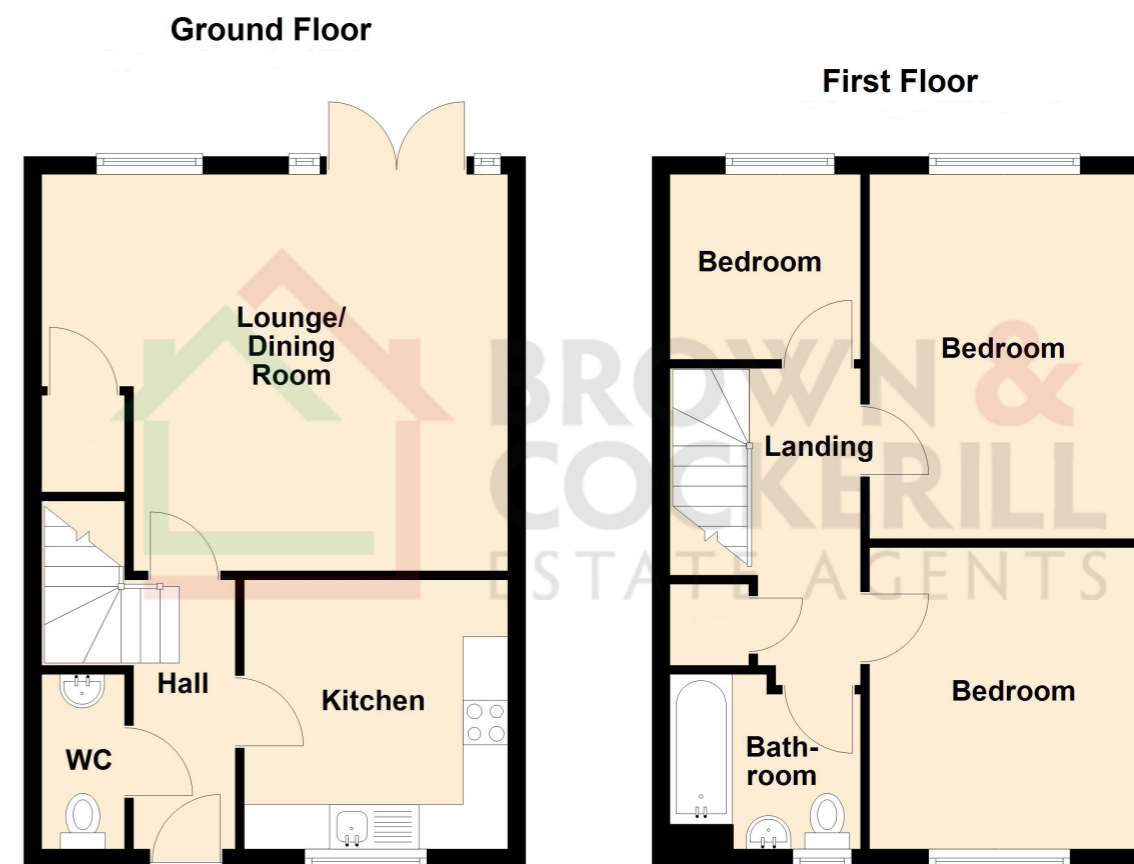
Bedroom Three

7' 1" x 6' 8" (2.16m x 2.03m)

Bathroom

7' 0" x 5' 8" (2.13m x 1.73m)

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.