



**FLAT 2 CHURCH COURT**      Offers Over £115,000 Leasehold

2 LITTLE CHURCH STREET  
RUGBY  
WARWICKSHIRE  
CV21 3DG



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 one bedroom first floor apartment built in 2016 and situated in the heart of Rugby town centre. The property is of standard brick built construction with a tiled roof.

The property is within walking distance of all town centre amenities including local shops and stores, supermarkets, bars, restaurants and recreational facilities.

There are local state and private schooling to include the world renowned Rugby School, Bilton Grange School, Princethorpe College, Lawrence Sheriff Grammar School and Rugby High School for Girls.

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

In brief, the accommodation comprises of an entrance hall, spacious kitchen/dining room with integrated electric oven, hob/grill, fridge/freezer and washer/dryer; lounge, large double bedroom with two windows overlooking the High Street and a modern fully tiled bathroom fitted with a three piece white suite with a shower over the bath.

The property benefits from electric central heating, Upvc double glazing and mains services are connected (with the exception of gas).

Externally, the property is accessed via a metal staircase and benefits from a communal roof terrace.

Early viewing is considered essential and the property is being offered for sale with no onward chain.

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

TENURE: Leasehold

Lease commenced 1st January 2022 and has 109 years remaining.

Current Service/Maintenance Charge: £2745.08 to include building insurance and maintenance of the grounds.

Current Ground Rent: £100 per annum with the next review 1st January 2025.

There is a tenant in-situ with a monthly rental income of £675 pcm.

## AGENTS NOTES

Council Tax Band 'A'.

Estimated Rental Value: £700 pcm approx.

What3Words: ///famous.activism.dads

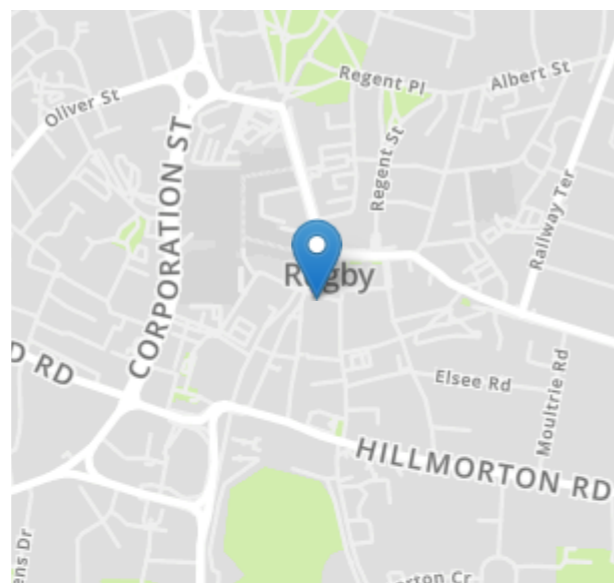
## MORTGAGE & LEGAL ADVICE

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 Well Presented One Bedroom First Floor Apartment
- Situated in the Heart of Rugby Town Centre
- Spacious Kitchen/Dining Room with Integrated Appliances
- Lounge and Large Double Bedroom Overlooking the High Street
- Modern Fully Tiled Bathroom with Three Piece White Suite
- Electric Central Heating and Upvc Double Glazing
- Communal Roof Terrace
- Early Viewing Considered Essential, No Onward Chain, Tenant In-Situ



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## ROOM DIMENSIONS

### First Floor

#### Entrance Hall

#### Kitchen/Dining Room

31' 10" x 6' 08" (9.70m x 2.03m)

#### Lounge

12' 06" x 11' 02" (3.81m x 3.40m)

### Bedroom

16' 09" x 11' 10" (5.11m x 3.61m)

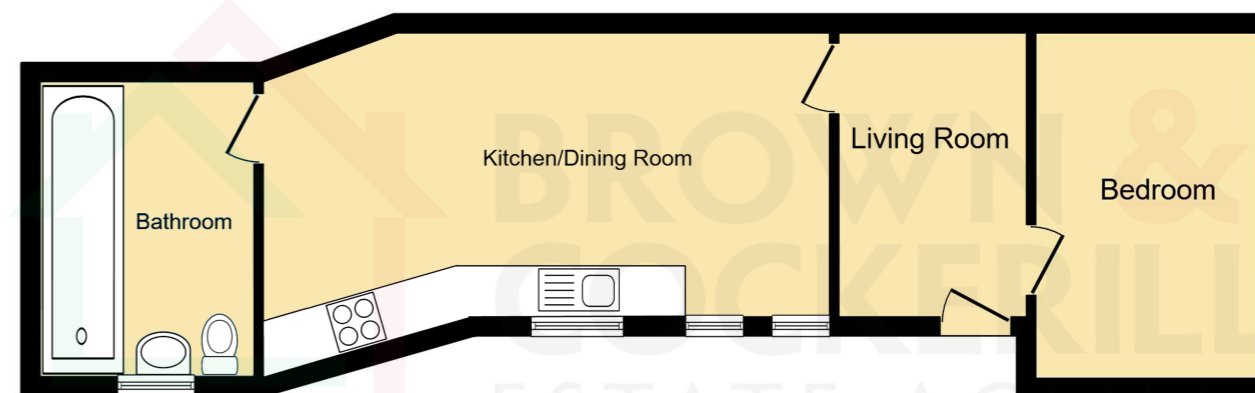
### Bathroom

8' 06" x 6' 01" (2.59m x 1.85m)

### Externally

Communal Roof Terrace

## FLOOR PLAN



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.