



7 Asta Court

Chestnut Field

Warwickshire

CV21 2TL

£120,000 Leasehold

- A Two Bedroom Second Floor Apartment with Tenant In-Situ
- Town Centre Location with Easy Access to Rugby Railway Station
- Open Plan Lounge/Kitchen/Dining Room with Oven and Hob
- Upvc Double Glazing and Electric Central Heating
- Modern Shower Room
- Secure Gated Access and Off Road Parking
- Early Viewing is Essential
- Ideal Investment Opportunity

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom second floor apartment with a tenant in-situ and located in Rugby town centre and has easy access to Rugby railway station. The purpose built block is of standard brick built construction with a tiled roof.

There are a range of local amenities within the town centre to include shops and stores, supermarkets, public houses, restaurants and cafes, churches of several denominations and recreational facilities.

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

In brief, there is a communal entrance with lift facilities to upper floors. The property is accessed via a private front entrance door into the entrance hall which has a cupboard housing the hot water tank. The modern shower room has tiled flooring and a fully tiled shower enclosure, vanity unit with wash hand basin and a low level w.c. The open plan lounge/kitchen/dining room has a kitchen area fitted with a four ring electric hob with oven beneath and extractor over, integrated fridge, space for freezer and space and plumbing for an automatic washing machine. There are two well proportioned double bedrooms.

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

Externally, the property has secure gated access with an intercom system and off road parking for one vehicle.

Early viewing is considered essential. The property is considered to be an ideal investment opportunity.

Gross Internal Area: approx. 53 m² (570 ft²).

TENURE: The property is LEASEHOLD.

Date of Commencement of Lease: 01/12/2006 with 107 years 5 months remaining.

Current Ground Rent: N/A.

Service/Maintenance Charge: £2348.40 per annum.

Freeholders: Asta Court Management Limited.

AGENTS NOTES

Council Tax Band 'B'.

Estimated Rental Value: £875 pcm approx.

What3Words: ///flap.mirror.lunch

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		86
C	(69-80)	75	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Second Floor

ENTRANCE HALL

17' 0" x 3' 6" (5.18m x 1.07m)

SHOWER ROOM

6' 2" x 5' 8" (1.88m x 1.73m)

OPEN PLAN LOUNGE/KITCHEN/DINING ROOM

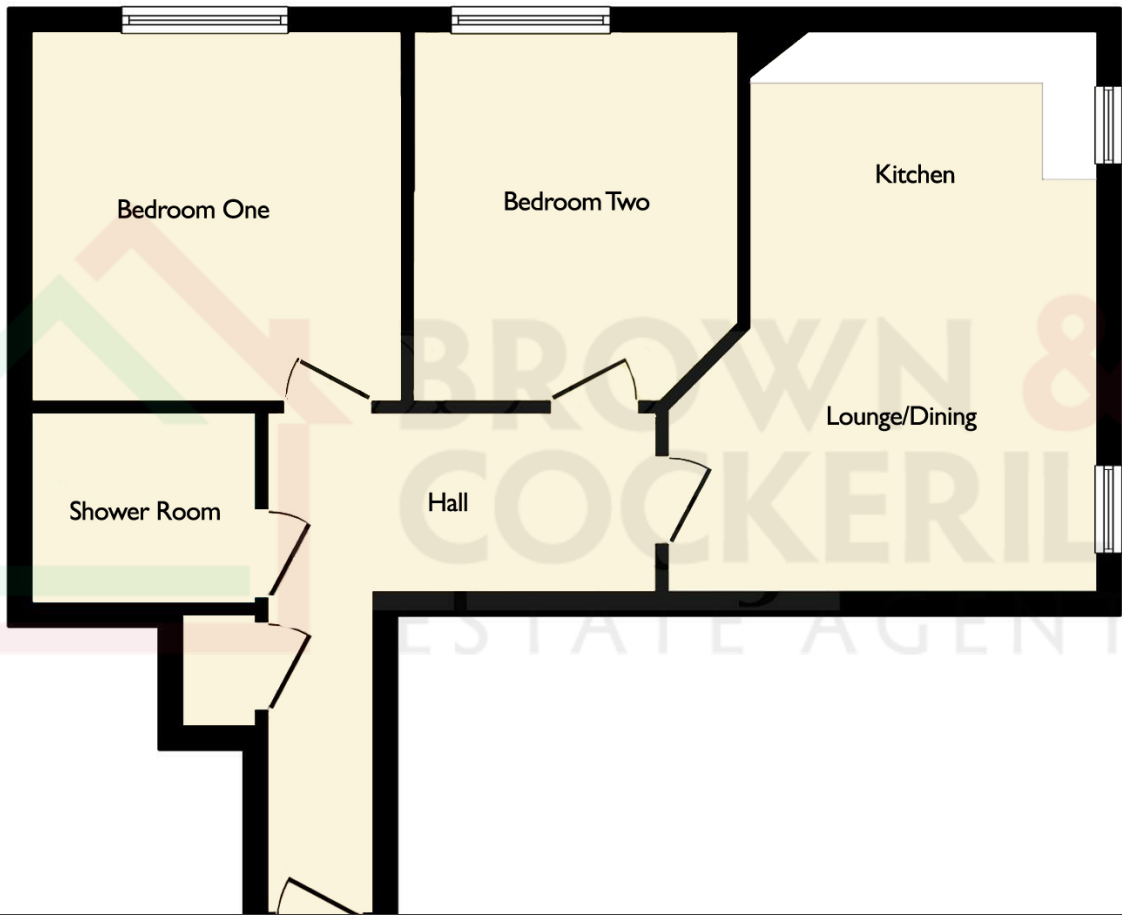
16' 4" x 13' 6" maximum (4.98m x 4.11m maximum)

BEDROOM ONE

10' 8" x 10' 6" (3.25m x 3.20m)

BEDROOM TWO

11' 3" x 9' 5" (3.43m x 2.87m)



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