



24 KIRKISTOWN CLOSE

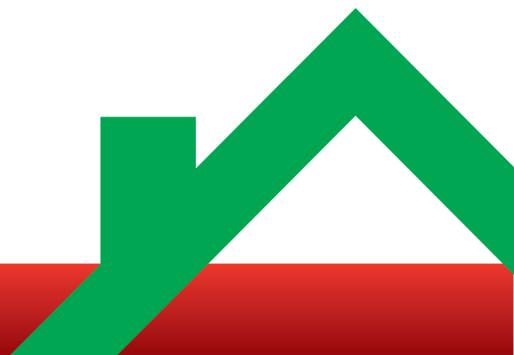
Offers Over £130,000 Leasehold

CALDECOTT MANOR
RUGBY
WARWICKSHIRE
CV21 1AN



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern two bedroom first floor apartment situated in the popular residential location of Caldecott Manor and conveniently located for Rugby railway station. The purpose built LEASEHOLD apartment block is of standard brick built construction with a tiled roof and has all mains services connected.

There is a small parade of shops nearby boasting an excellent convenience store with post office and two hot food takeaway outlets. Rugby's large Elliott's Field Retail Park, Tesco's supermarket and Harvester public house are a short distance away. The adjoining Oxford Canal provides some lovely canal side walks that lead to the surrounding Warwickshire countryside.

Rugby railway station is within walking distance and operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour. There is also easy commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks making the location ideal for those wishing to commute.

In brief, the apartment is accessed via a secure communal entrance with stairs rising to further floors and the accommodation comprises of an entrance hall with doors off to an open plan lounge/dining room which opens into the kitchen area. The master bedroom benefits from an en-suite shower room which is fitted with a white suite. There is a second well proportioned bedroom and a family bathroom fitted with a three piece white suite.

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

Externally, there is one allocated parking space.

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

TENURE:

Leasehold - 110 years remaining.

Ground Rent - £250 per annum.

Service Charge - £1800 approx. per annum.

AGENTS NOTES

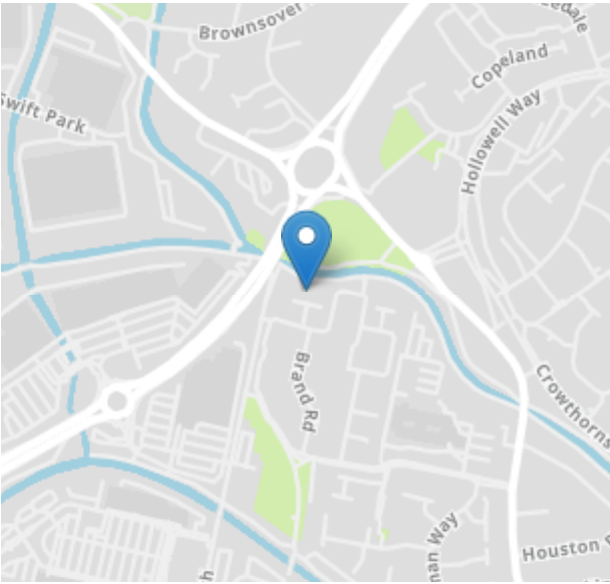
Council Tax Band 'B'.
Estimated Rental Value: £875 pcm approx.
What3Words: ///sadly.sulk.coach

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 Modern Two Bedroom First Floor Apartment**
- **Conveniently Located for Rugby Railway Station**
- **Open Plan Lounge/Dining Room and Kitchen**
- **En-Suite to Master Bedroom and Further Family Bathroom**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Allocated Parking Space**
- **No Onward Chain and Ideal First Time/Investment Purchase**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

First Floor

Entrance Hall

21' 2" x 9' 2" (6.45m x 2.79m)

Lounge/Dining Room

13' 5" x 12' 4" (4.09m x 3.76m)

Kitchen

10' 5" x 5' 4" (3.17m x 1.63m)

Bedroom One

14' 3" maximum x 10' 3" (4.34m maximum x 3.12m)
reducing to 8' 5" x 10' 3" (2.57m x 3.12m)

En-Suite Shower Room

5' 9" x 5' 5" (1.75m x 1.65m)

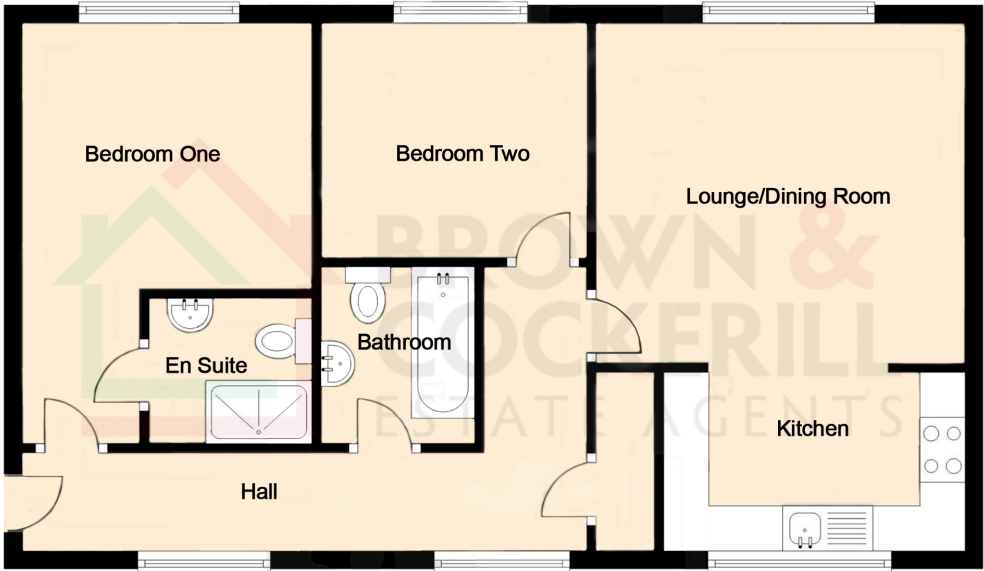
Bedroom Two

9' 6" x 8' 5" (2.90m x 2.57m)

Family Bathroom

7' 1" maximum x 5' 5" (2.16m maximum x 1.65m)

FLOOR PLAN



Ground Floor

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.