



87 Follager Road

Willans Green

Rugby

Warwickshire

CV21 2JF

£79,950 Leasehold



- A One Bedroom Ground Floor Studio Apartment
- Open Plan Kitchen/Living Room
- Shower Room with Modern White Suite
- One Double Bedroom with Fitted Wardrobes
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- Allocated Parking Space and Communal Gardens
- All Utility Bills Included in Service Charge

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

Email: sales@brownandcockerill.co.uk
Website: www.brownandcockerill.co.uk





DESCRIPTION

Brown & Brown and Cockerill Estate Agents are delighted to offer for sale this one bedroom ground floor leasehold studio apartment is situated in the popular residential area of Willans Green which is close to the Rugby town centre and all local amenities.

The area is well served by excellent transport links to include regular bus routes, easy access to the M11/M6/A5 and A14 road and motorway networks and is a short drive from Rugby railway station which operates a mainline intercity service to Birmingham New Street and London Euston in under an hour.

In brief, the accommodation comprises of an open plan living room/kitchen with fitted kitchen, one double bedroom with wardrobes and a modern shower room. The property benefits from Upvc double glazing, gas fired central heating to radiators and all mains services are connected to the block.

There is one allocated parking space and communal gardens to the rear.

This property is considered to be an ideal first time purchase and early viewing is recommended.

Gross internal area: 270 ft² (25m²).

Tenure: Leasehold

Term: 125 years from June 2005 (approx. 106 years remaining).

Service Charge: Currently £2515.55 per annum (£209.63 per month). This covers building insurance, boiler maintenance, window cleaning, maintenance and upkeep of communal areas, gas, electricity and water bills.

Ground Rent: £70.00 per annum.

AGENTS NOTES

Council Tax Band 'A'.

Estimated Rental Value: £700 pcm approx.

What3Words: ///anyone.broker.jobs

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			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(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	

Ground Floor

OPEN PLAN KITCHEN/LIVING ROOM

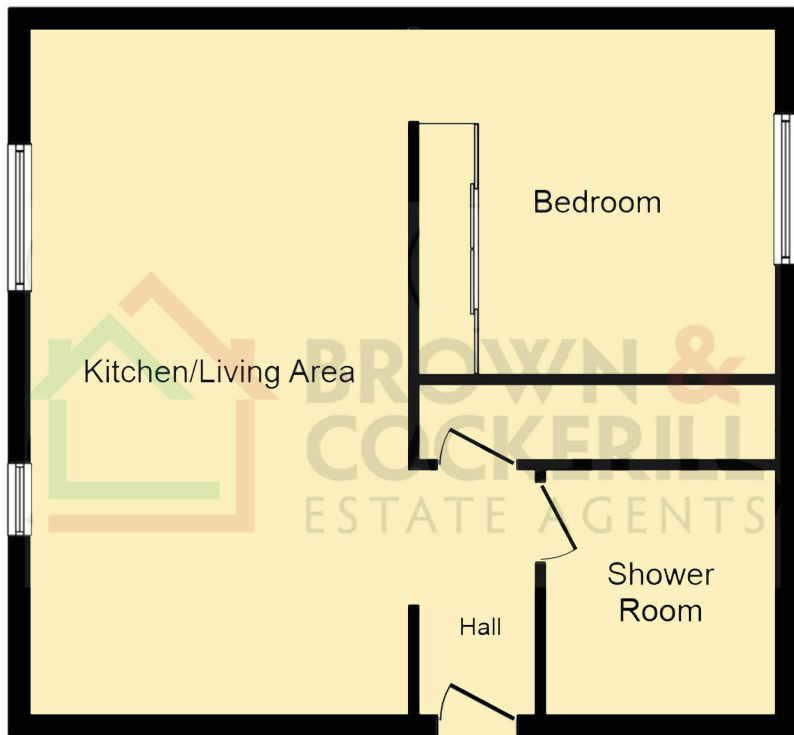
14' 3" x 8' 7" (4.34m x 2.62m)

BEDROOM

8' 10" x 7' 4" (2.69m x 2.24m)

SHOWER ROOM

7' 2" x 5' 9" (2.18m x 1.75m)



THESE PARTICULARS ARE ISSUED ON THE UNDERSTANDING THAT ALL NEGOTIATIONS ARE CONDUCTED THROUGH US. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and particulars.