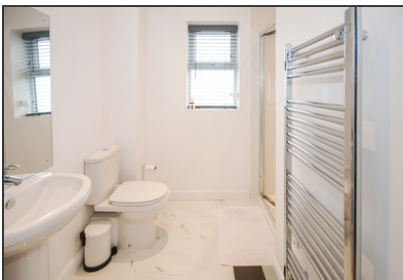




## 14 Eastlands Mews

Bronte Close  
Rugby  
Warwickshire  
CV21 3PW

**£125,000 Leasehold**



- A Modern One Bedroom First Floor Apartment
- Conveniently Located for Rugby Town Centre and Railway Station
- Ideal First Time/Investment Purchase
- Open Plan Living
- Shower Room with Three Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Allocated Parking Space
- Early Viewing is Highly Recommended

Brown & Cockerill Estate Agents  
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Rugby  
Warwickshire  
CV21 2QF

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Website: [www.brownandcockerill.co.uk](http://www.brownandcockerill.co.uk)





## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern one bedroom first floor apartment which is conveniently located for Rugby town centre and railway station. The purpose built apartment block is of standard brick built construction with a tiled roof.

Rugby town centre offers a wealth of shops and stores, public library, churches of several denominations, supermarkets and many restaurants, takeaway outlets and bars and there is excellent local schooling for all ages.

Rugby railway station 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.

The property is accessed via a secure communal entrance with an entrance hall with stairs rising to the first floor.

In brief, the accommodation comprises of an open plan kitchen/lounge/dining room with the kitchen area having a four ring hob with oven beneath, integrated fridge and freezer and space and plumbing for an automatic washing machine. There is a good sized bedroom and a shower room fitted with a three piece white suite to include a shower cubicle, wash hand basin and low level w.c. and has a heated towel rail.

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

Externally, there is one allocated parking space.

The property is considered to be an ideal first time/investment purchase and early viewing is highly recommended.

Gross Internal Area: approx. 36 m<sup>2</sup> (387 ft<sup>2</sup>).

TENURE: Leasehold

Lease Details TBC. 146 Years remaining.

## AGENTS NOTES

Council Tax Band 'B'.

Estimated Rental Value: £800 pcm approx.

What3Words: ///stud.live.drove

## 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)		
C	(69-80)	81	81
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	

## First Floor

### OPEN PLAN KITCHEN/LOUNGE/DINING ROOM

15' 4" x 13' 2" (4.67m x 4.01m)

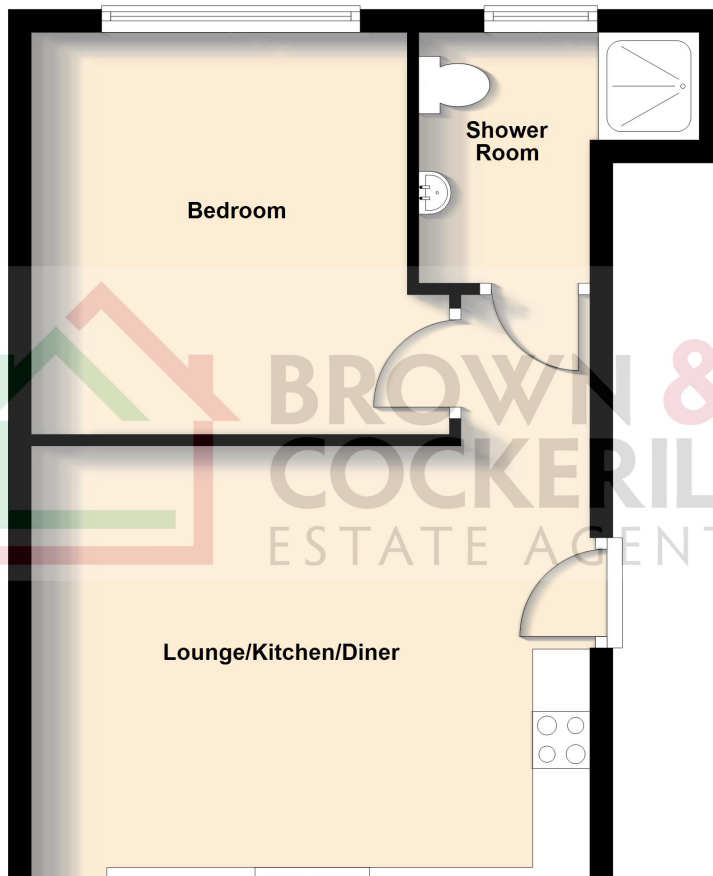
### BEDROOM

11' 8" x 10' 6" (3.56m x 3.20m)

### SHOWER ROOM

8' 8" into shower cubicle x 6' 7" (2.64m into shower cubicle x 2.01m)

## Ground Floor



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.