



FLAT 11 MARCH COURT

Guide Price £149,950 Leasehold

DUNCHURCH ROAD
RUGBY
WARWICKSHIRE
CV22 6AG



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom second floor apartment which is conveniently located within walking distance of Rugby town centre.

There are a range of local amenities within the immediate area to include a parade of shops and stores, public house, post office and excellent schooling for all ages.

Rugby town centre offers a more comprehensive range of facilities to include shops, bars, restaurants and public library. Rugby railway station operates a regular mainline intercity service to London Euston in under an hour and Birmingham New Street. There is easy commuter access to the M1, M6, A5 and A14 road and motorway networks.

In brief, the accommodation comprises of a communal hallway, entrance hall, lounge/dining room, refitted kitchen, refitted shower room and two well proportioned bedrooms.

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

Externally, the property is set within communal gardens which provide guest and resident bay parking and a single garage situated en-bloc.

The apartment has been refurbished and is being offered for sale with no onward chain.

Early viewing is highly recommended to appreciate the property on offer.

Gross Internal Area: approx. 65 m² (699 ft²).

Tenure: Leasehold
 Lease details: 99 Years from 29th September 1982.
 Service/Maintenance Charge £105.00 per month
 Ground Rent £50.00 per month

AGENTS NOTES

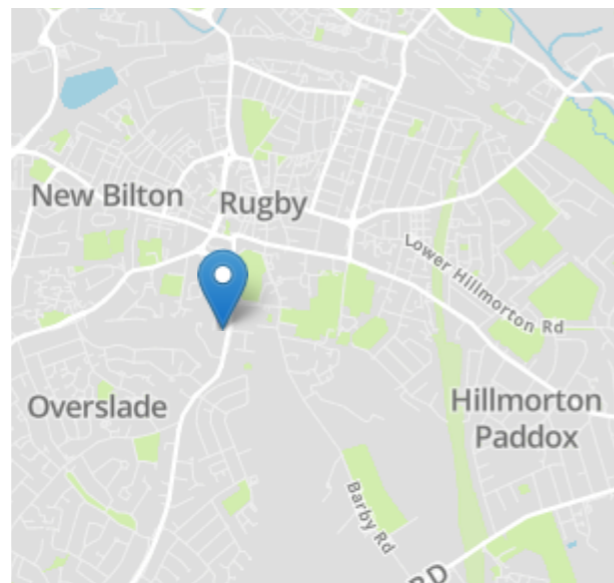
Council Tax Band: B
 What3Words: ///rider.dent.maple
 All Mains Services are connected

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 Two Bedroom Second Floor Apartment**
- **Lounge/Dining Room**
- **Refitted Kitchen**
- **Refitted Shower Room**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Communal Gardens**
- **Garage En-Bloc**
- **Viewing Highly Recommended and No Onward Chain**



ROOM DIMENSIONS

Second Floor

Entrance Hall

11' 2" x 2' 4" (3.40m x 0.71m)

Lounge/Dining Room

15' 6" x 11' 8" (4.72m x 3.56m)

Kitchen

10' 3" x 6' 9" (3.12m x 2.06m)

Inner Hallway

6' 8" x 4' 7" (2.03m x 1.40m)

Shower Room

6' 7" x 5' 5" (2.01m x 1.65m)

Bedroom One

13' 8" x 10' 4" (4.17m x 3.15m)

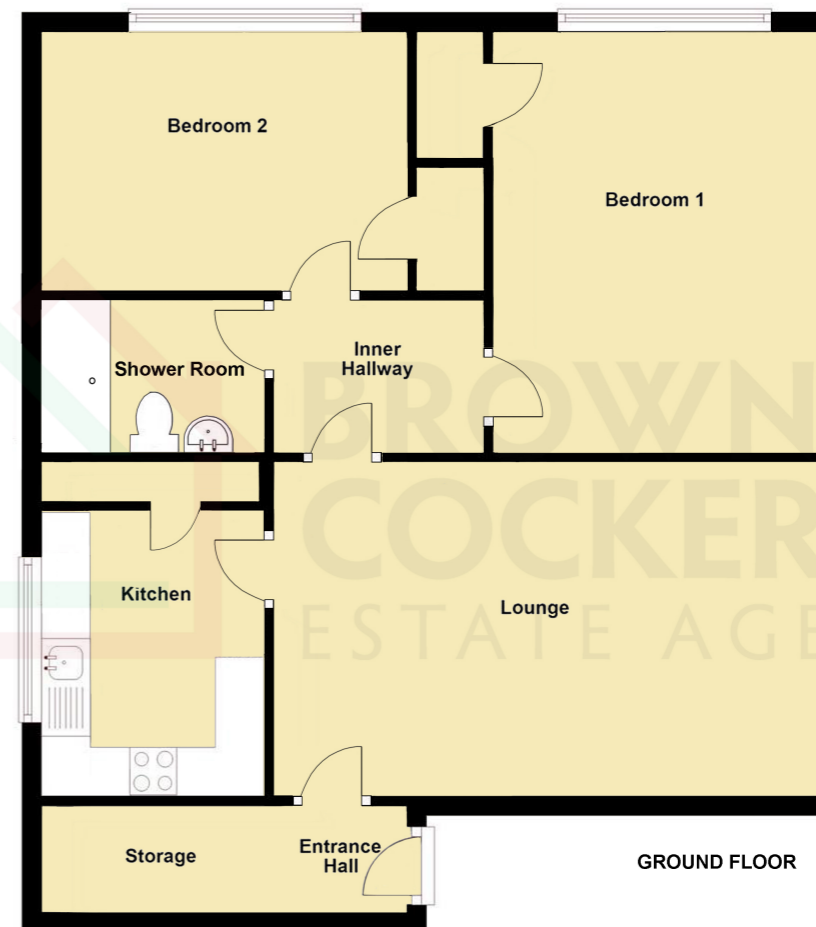
Bedroom Two

10' 6" x 7' 6" (3.20m x 2.29m)

Externally

En-Bloc Garage

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.