



6 Seymour Road

Rugby
Warwickshire
CV21 1BL

£139,950 Leasehold



- A Two Bedroom Ground Floor Maisonette
- Lounge with Views Over Rear Garden
- Fitted Kitchen with Electric Hob & Oven
- Family Bathroom with White Suite
- Two Double Bedrooms
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- Enclosed South Facing Rear Garden
- Early Viewing Advised

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DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this well presented two bedroom ground floor maisonette with off road parking for two vehicles and an enclosed and south facing rear garden.

The property is offered with approximately 913 years remaining on the lease, no service or maintenance charge and just £4.00 per annum ground rent.

Conveniently situated within easy walking distance of Rugby railway station, there is a parade of local stores, hot food takeaways and bus route to Rugby town centre. The property offers quick access to the surrounding road and motorway networks and is just a short drive to Junction One and Elliott's Field retail parks.

In brief, the accommodation comprises of an entrance hallway, lounge with patio doors opening onto the rear garden, modern kitchen with electric hob, oven and extractor over, modern family bathroom with mains fed shower over the bath and two double bedrooms. The property benefits from Upvc double glazing and gas fired central heating to radiators.

Externally, there is a well tended and south facing rear garden with timber shed and is not overlooked from the rear. To the front, there is off road parking and hardstanding for two vehicles.

Perfect for commuters and first time buyers alike, early viewing is considered essential.

Gross internal area: 463ft² (43m²)

Tenure: Leasehold
Term: 999 yrs from 2/1/1939 - approx. 913 yrs remaining
Ground Rent: £4.00 per annum
No Service or Maintenance Charge

AGENTS NOTES

Council Tax Band 'A'.
Estimated Rental Value: £900 pcm approx.
What3Words: ///eaten.cherry.factories

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)		
D	(55-68)	64	72
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

LOUNGE

11' 11" x 10' 4" (3.63m x 3.15m)

KITCHEN

7' 4" x 5' 8" (2.24m x 1.73m)

BEDROOM ONE

11' 10" into bay x 10' 4" (3.61m into bay x 3.15m)

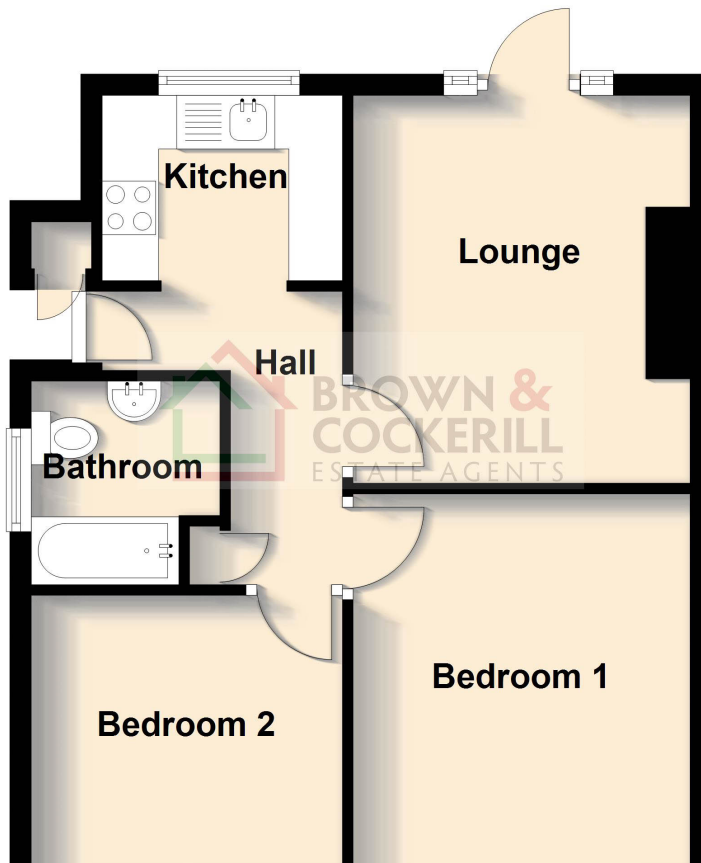
BEDROOM TWO

9' 6" x 8' 7" (2.90m x 2.62m)

BATHROOM

6' 2" x 5' 9" (1.88m x 1.75m)

Ground Floor



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