



21 Blossom Way

Rugby
Warwickshire
CV22 5LN

£130,000 Leasehold

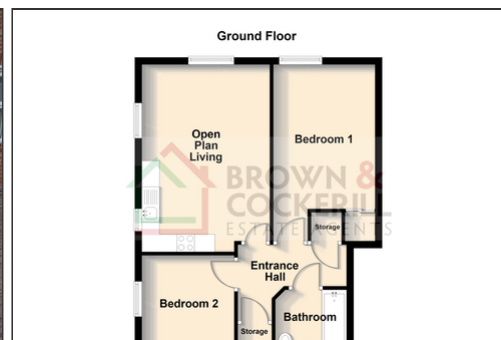


- A Two Bedroom First Floor Apartment
- Open Plan Lounge/Dining Room & Kitchen
- Family Bathroom with White Suite
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- Allocated Parking Space for One Vehicle
- No Onward Chain, Early Viewing Advised

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom first floor apartment which is situated at the end of a quiet cul-de-sac in a sought after residential location.

There are a range of amenities within the local area to include a parade of shops, stores with Rugby town centre and Rugby Railway Station both being within walking distance.

In brief, the accommodation comprises of an entrance hall, open plan lounge/dining room with kitchen area, two well proportioned bedrooms and a family bathroom.

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

Externally, there are communal gardens and an allocated parking space for one vehicle.

The property is being offered for sale with no onward chain.

Gross Internal Area: approx. 48m² (517ft²).

Tenure: Leasehold

Term: 125 years from 1 January 2006. (approx 106 yrs remaining)

Maintenance & Service Charges: £1,505.15 per annum

Ground Rent: £150.00 per annum

AGENTS NOTES

Council Tax Band 'B'

Estimated Rental Value: £850 pcm approx.

What3Words: ///clear.dozed.mouth

Traditional Block & Brick Construction

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.

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)		
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

ENTRANCE HALL

9' 4" x 4' 6" (2.84m x 1.37m)

LOUNGE/DINING ROOM/KITCHEN

17' 5" x 12' 0" (5.31m x 3.66m)

BATHROOM

6' 6" x 5' 8" (1.98m x 1.73m)

BEDROOM ONE

16' 2" x 9' 5" (4.93m x 2.87m)

BEDROOM TWO

9' 1" x 8' 6" (2.77m x 2.59m)