



## FLAT 22 STANIER COURT

£137,500 Leasehold

CHARLES WARREN CLOSE  
RUGBY  
WARWICKSHIRE  
CV21 2XQ



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this modern two bedroom purpose built, second floor leasehold apartment situated within the town centre and within walking distance of all local amenities and shopping facilities including Rugby railway station.

The property is convenient for access to the surrounding M1/M6/A5 and A14 road and motorway networks and Rugby railway station offers an intercity mainline service to Birmingham New Street and London Euston in under one hour.

Located on the second floor, the accommodation within the apartment comprises of an entrance hall, open plan lounge/dining room with a fitted kitchen and Juliet balcony to the front, master bedroom with en-suite shower room, a second single bedroom and a separate family bathroom with modern three piece white suite.

The property benefits from a secure communal entrance hall, gas fired central heating to radiators, double glazing and an allocated parking space for one vehicle.

The property is considered to be an ideal first time purchase or investment opportunity.

Offered with no onward chain, early viewing is advised.

Gross internal area: 62m² (667ft²).

Tenure: Leasehold  
Term: 125 years from 14th February 2008 (approx. 109 years remaining)  
Service Charge: £1040 per annum  
Ground Rent: £200 per annum

AGENTS NOTES

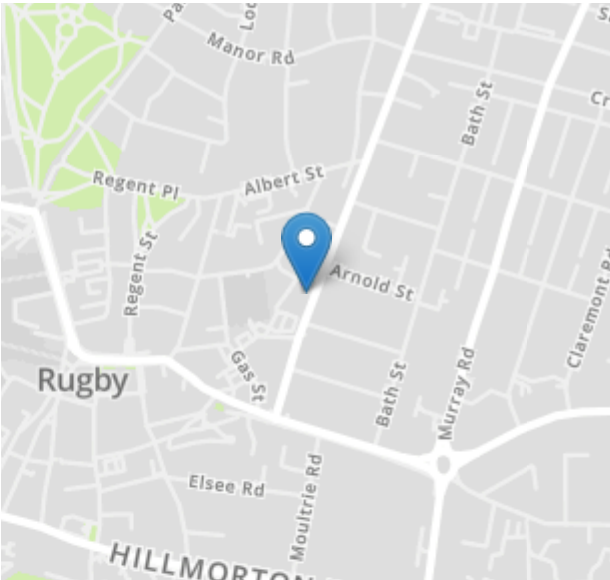
Council Tax Band 'A'.  
Estimated Rental Value: £875 pcm approx.  
What3Words: ///pest.edits.double

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 Leasehold Apartment
- Open Plan Lounge/Dining Room with Fitted Kitchen
- En-Suite Shower Room to Master Bedroom
- Separate Family Bathroom with Three Piece White Suite
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- Allocated Parking Space
- Early Viewing Advised
- No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

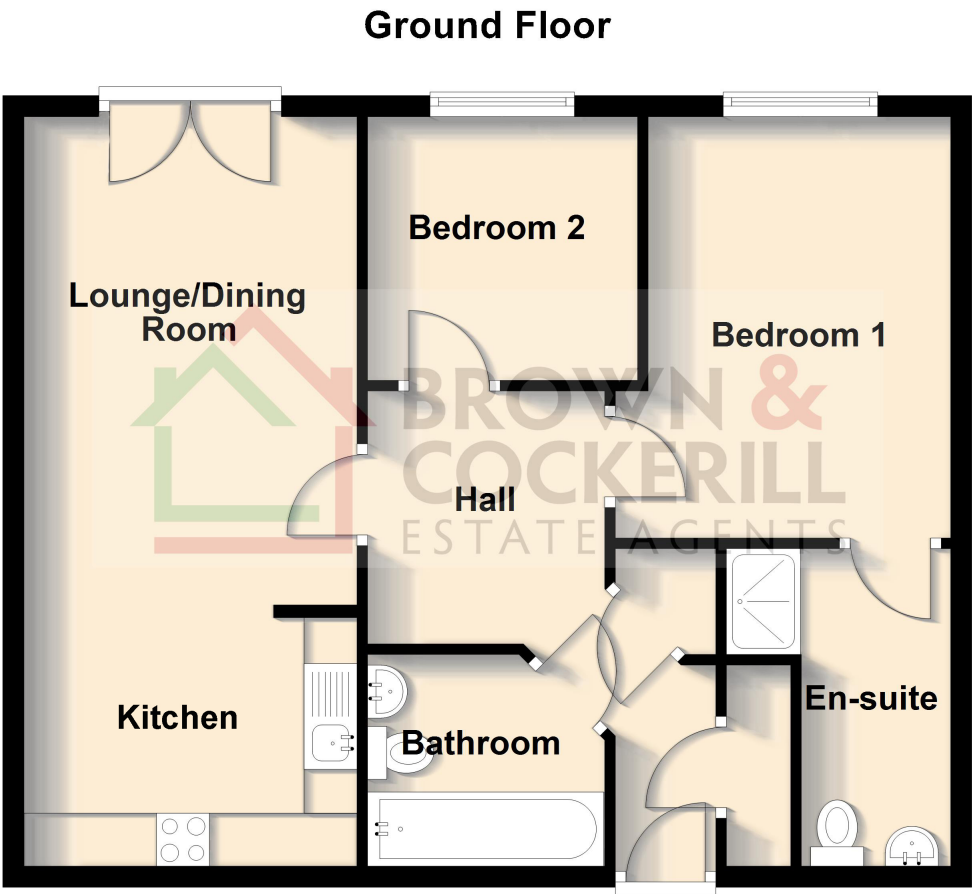
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

**Second Floor**  
**Entrance Hall**  
8' 3" x 7' 9" (2.51m x 2.36m)  
**Lounge/Dining Room**  
13' 0" x 10' 4" (3.96m x 3.15m)  
**Kitchen Area**  
10' 4" x 8' 6" (3.15m x 2.59m)  
**Bedroom One**  
11' 0" x 9' 4" (3.35m x 2.84m)

**En-Suite Shower Room**  
6' 0" x 4' 5" (1.83m x 1.35m)  
**Bedroom Two**  
8' 3" x 8' 2" (2.51m x 2.49m)  
**Bathroom**  
7' 4" x 6' 4" (2.24m x 1.93m)

FLOOR PLAN



**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.