



FLAT 2 STOKES HOUSE

Guide Price £180,000 Leasehold

ANTON CLOSE
RUGBY
WARWICKSHIRE
CV21 1PA



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this purpose built, standard construction two bedroom ground floor apartment conveniently situated for Rugby town centre and railway station.

Located just off Technology Drive, the property is ideally situated within easy walking distance of Rugby College, the extensive range of shopping facilities on offer at the Elliott's Field and Junction One retail parks and Tesco supermarket.

Rugby railway station operates a mainline intercity services to both Birmingham New Street and London Euston in under an hour and there is easy commuter access to the surrounding M1/M6 and A5 and A14 road and motorway networks.

In brief, the accommodation comprises of a communal entrance door with secure entry system, entrance hall, open plan lounge/dining room/kitchen with an oven, four ring gas hob with extractor over, integrated fridge, freezer and washer dryer. The lounge area has French doors opening onto a private patio area and communal gardens. The master bedroom has fitted wardrobes and benefits from an en-suite shower room fitted with a modern white suite. There is a further bedroom and a part tiled family bathroom fitted with a modern white three piece suite.

The property benefits from gas fired central heating to radiators, Upvc double glazing and all mains services are connected including telephone, broadband and cable/satellite television.

Externally, there is an allocated parking space and further visitor parking.

Early viewing is considered essential to avoid disappointment and the property is considered to be an ideal first time/investment purchase.

Gross Internal Area: approx. 61 m² (656 ft²).

TENURE:

The apartment is LEASEHOLD with a commencement date of 1st April 2017 and has approx. 243 years remaining.

Current Ground Rent:£173 per annum (next review date May 2024).

Service/Maintenance Charge: £1170 per annum (includes building insurance and general maintenance of the parking area, bin store and communal grounds).

AGENTS NOTES

Council Tax Band 'B'.

Estimated Rental Value: £795 pcm approx.

What3Words: ///alien.intro.garden

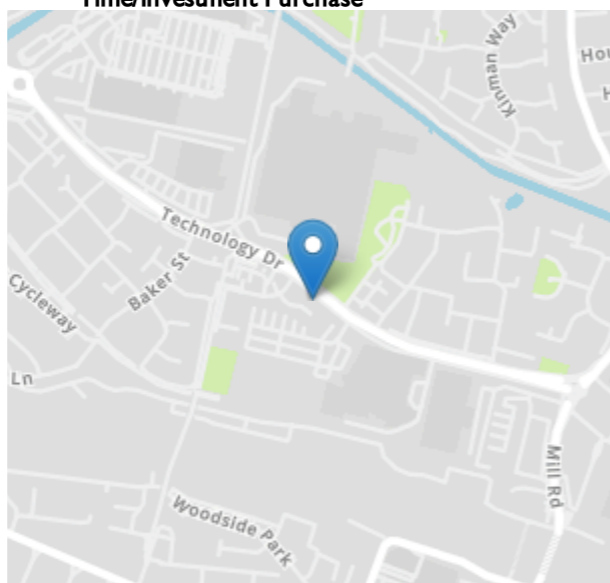
MORTGAGE & LEGAL ADVICE

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 Ground Floor Apartment**
- **Convenient for Rugby Town Centre and Railway Station**
- **Open Plan Lounge/Dining Room/Kitchen with Integrated Appliances**
- **Master Bedroom with En-Suite Shower Room**
- **Further Family Bathroom with Modern White Three Piece Suite**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Allocated Park, Private Patio and Communal Gardens**
- **Early Viewing Considered Essential, Ideal First Time/Investment Purchase**



ROOM DIMENSIONS

Ground Floor

Entrance Hall

10' 11" x 9' 11" (3.33m x 3.02m)

Open Plan Lounge/Dining Room/Kitchen

24' 0" x 22' 6" (7.32m x 6.86m)

Bedroom One

11' 8" x 9' 10" (3.56m x 3.00m)

En-Suite Shower Room

8' 5" x 5' 8" (2.57m x 1.73m)

Bedroom Two

11' 0" x 7' 8" (3.35m x 2.34m)

Family Bathroom

6' 11" x 6' 1" (2.11m x 1.85m)

Externally

Allocated Parking

FLOOR PLAN

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(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.