



70 IZOD ROAD

50% SHARED OWNERSHIP £72,500 Leasehold

WILLANS GREEN  
RUGBY  
WARWICKSHIRE  
CV21 2JY



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this modern standard construction brick built two bedroom first floor apartment which is situated within a purpose built development of only six other apartments in the sought after Willans Green estate.

The property is offered for sale on a 50% SHARED OWNERSHIP basis and is conveniently situated within easy reach of all local amenities and Rugby town centre.

In brief, the accommodation comprises of entrance hall, lounge/dining room with open plan kitchen with integrated electric hob and oven, master bedroom with en-suite shower room, bedroom two and a family bathroom.

The property benefits from Upvc double glazing, electric heating and all mains services are connected (with the exception of gas).

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

Early inspection is recommended.

Gross internal area: 59 sq.m (635 sq.ft).

### Leasehold Information:

We are informed that the property has a 99 year lease from 8th August 2014 (approx. 89 yrs remaining)  
Rent: approx: £248.34 per month

## AGENTS NOTES

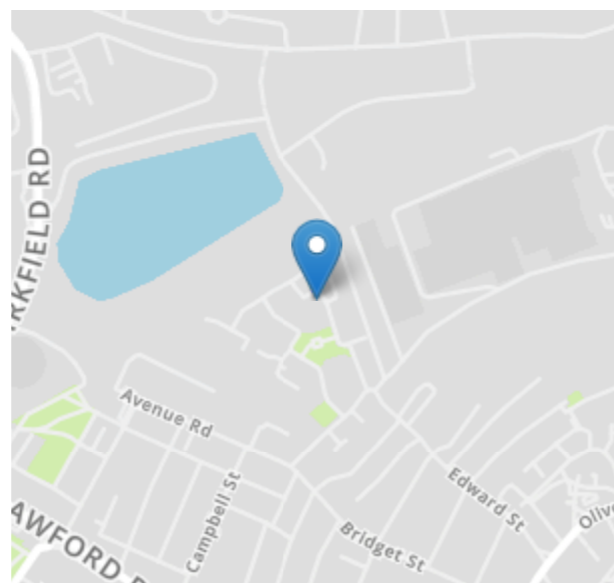
Council Tax Band: 'A'.  
There is mains electricity and water connected but no gas.  
What3Words: ///deaf.define.strain

## 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 Modern Two Bedroom First Floor Apartment**
- **50% Shared Ownership**
- **Lounge/Dining Room & Fitted Kitchen**
- **En Suite Shower Room to Master Bedroom**
- **Upvc Double Glazing, Electric Heating**
- **Allocated Parking Space, Communal Gardens**
- **Convenient for Town Centre, Early Viewing Essential**



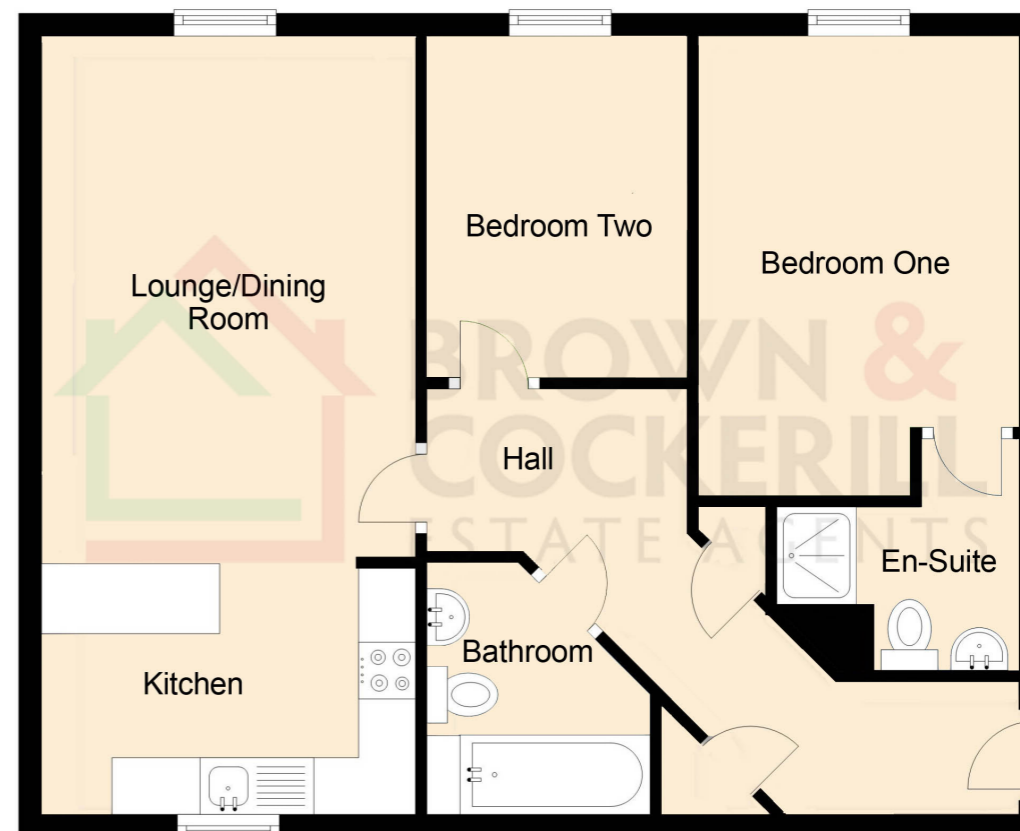
## ROOM DIMENSIONS

**Lounge/Dining Room**  
14' 10" x 10' 9" (4.52m x 3.28m)  
**Kitchen**  
10' 9" x 7' 2" (3.28m x 2.18m)  
**Bedroom One**  
13' 4" x 9' 3" (4.06m x 2.82m)

**En Suite Shower Room**  
6' 8" x 4' 3" (2.03m x 1.30m)  
**Bedroom Two**  
9' 10" x 7' 6" (3.00m x 2.29m)  
**Bathroom**  
7' 2" x 6' 5" (2.18m x 1.96m)

## FLOOR PLAN

**Second Floor**  
Approx. 59.0 sq. metres (635.0 sq. feet)



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	78
(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	

### 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.