



Flat 5 Princes Court

Princes Street
Rugby
Warwickshire
CV21 2LR

Guide Price £110,000 Leasehold

- A Two Bedroom First Floor Apartment
- Convenient for Rugby Town Centre and Railway Station
- Fitted Kitchen
- Modern Shower Room
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Communal Gardens and Off Road Parking
- Ideal First Time/Investment Opportunity
- No Onward Chain

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DESCRIPTION

Brown and Cockerill Estate Agent are delighted to offer for sale this standard construction brick built two bedroom first floor apartment located close to Rugby town centre and railway station.

There are a range of amenities available in the town centre to include shops and stores, restaurants, cafes, public houses, supermarkets, recreational facilities and local schooling for all ages.

There is easy commuter access to the M1, M6, A5 and A14 road and motorway networks. Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street.

In brief, the accommodation comprises of an entrance hall, lounge, two well proportioned bedrooms, fitted kitchen and modern shower room.

The property benefits from gas fired central heating to radiators, Upvc double glazing and all mains services are connected.

Externally, there are well maintained communal grounds and off road parking.

Early viewing is advised. The property is considered to be an ideal first time/investment opportunity and is being offered for sale with no onward chain.

Tenure: LEASEHOLD.

Maintenance and Service Charge: £35 per month

Insurance £300 per year

Length of Lease remaining 48 years

AGENTS NOTES

Council Tax Band 'A'.

Estimated Rental Value: £795 pcm approx.

What3Words: ///chairs.smug.each

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			
(92+)	A		
(81-91)	B		
(69-80)	C	75	78
(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	

First Floor

ENTRANCE HALL

7' 8" x 2' 7" (2.34m x 0.79m)

BEDROOM ONE

10' 8" x 10' 7" (3.25m x 3.23m)

BEDROOM TWO

7' 8" x 7' 6" (2.34m x 2.29m)

LOUNGE

15' 5" x 10' 7" (4.70m x 3.23m)

KITCHEN

7' 5" x 7' 4" (2.26m x 2.24m)

SHOWER ROOM

6' 7" x 6' 6" (2.01m x 1.98m)



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