



37 Morton Gardens

Rugby
Warwickshire
CV21 3TG

Guide Price £144,000 Leasehold



- A Modern Two Bedroom First Floor Apartment
- Situated in the Popular Residential Location of Rugby Town Centre
- Within Walking Distance of Amenities and Rugby Railway Station
- Spacious Open Plan L-Shaped Kitchen/Lounge/Dining Room
- Fitted Kitchen with Integrated Oven and Electric Hob
- Fitted Shower Room with Modern Three Piece White Suite
- Upvc Double Glazing and Electric Wall Mounted Heaters
- Allocated Parking, Early Viewing Considered Essential

Brown & Cockerill Estate Agents
12 Regent Street
Rugby
Warwickshire
CV21 2QF

Email: sales@brownandcockerill.co.uk
Website: www.brownandcockerill.co.uk





DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this standard construction brick built two bedroom first floor immaculately presented apartment within a quiet cul-de-sac location within Rugby town centre.

There are a wide range of amenities available within Rugby town centre to include shops and stores, public houses, restaurants, cafes and recreational facilities.

There are excellent transport links to the surrounding M1/M6/A45/A426 and A46 road and motorway networks. Rugby railway station is a short walk away and offers a mainline intercity service to Birmingham New Street and London Euston in under an hour.

In brief, the accommodation comprises of an entrance hall with doors leading off to a spacious master bedroom with built in wardrobes with sliding doors, a further good sized single bedroom, a modern shower room with a three piece contemporary white suite and a L-shaped open plan kitchen/lounge/dining room. The kitchen has a modern finish and has an integrated oven and electric hob with extractor over. There is space for an automatic washing machine, fridge and freezer.

The apartment benefits from Upvc double glazing, electric wall mounted panel heaters and all mains services are connected (with the exception of gas) including telephone, broadband and cable/satellite television.

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

Early viewing is considered essential to avoid disappointment.

Gross internal area is 57m (613m).

TENURE:

The property is Leasehold: Lease commenced 1994 with approximately 69 years remaining.
Ground Rent - £30 per month.
Service Charge - £1600 per annum.

AGENTS NOTES

Council Tax Band 'B'.
Estimated Rental Value: £825 pcm approx.
What3Words: ///horn.libraries.tiles

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)	74	81
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	

ENTRANCE HALL

16' 3" x 3' 2" (4.95m x 0.97m)

BEDROOM ONE

11' 3" x 9' 2" (3.43m x 2.79m)

BEDROOM TWO

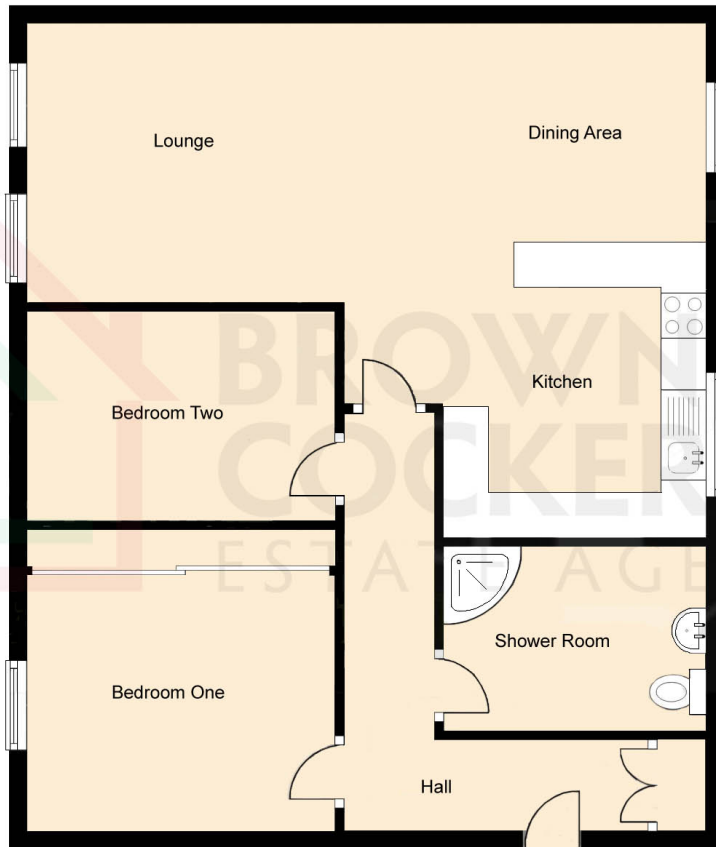
11' 3" x 7' 1" (3.43m x 2.16m)

SHOWER ROOM

6' 9" x 6' 1" (2.06m x 1.85m)

OPEN PLAN L-SHAPED KITCHEN/LOUNGE/DINING ROOM

12' 1" x 6' 1" (3.68m x 1.85m) Kitchen Area
21' 1" x 10' 2" (6.43m x 3.10m) Lounge/Dining Area



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