



39 Creswell Place

Cawston
Rugby
Warwickshire
CV22 7GZ

Offers In Excess of £145,000 Leasehold



- A Two Bedroom Ground Floor Apartment
- Quiet Cul-de-Sac Location
- Open Plan Lounge/Dining Room/Kitchen
- Family Bathroom with Three Piece White Suite
- Gas Fired Central Heating
- Upvc Double Glazing
- Allocated Car Parking Space and Single Garage
- Ideal First Time/Investment Opportunity

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented two bedroom ground floor apartment with a garage which is situated in a quiet cul-de-sac location and is considered to be an excellent investment/first time purchase opportunity.

In brief, the accommodation comprises of an entrance hall, open plan lounge/dining room/kitchen, two well proportioned bedrooms and a family bathroom with a three piece white suite.

The property benefits from gas fired central heating and Upvc double glazing.

Externally, there is an allocated parking space and a single garage.

Tenure: Leasehold - Lease commenced 2015 with 117 years remaining.

Maintenance & Service Charges: £1816.09 per annum.

Ground Rent: £399 per annum with a review date of 2024.

Gross Internal Area: approx. 54 m² (881 ft²).

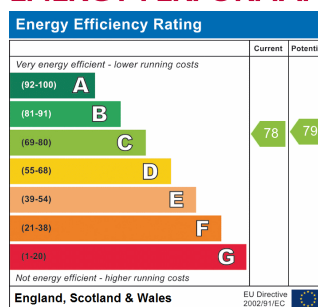
AGENTS NOTES

Tenure: Leasehold.
Local Authority: Rugby Borough Council.
Council Tax Band 'B'.

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



Ground Floor

ENTRANCE HALL

9' 4" x 7' 5" maximum (2.84m x 2.26m maximum)

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

Lounge/Dining Room Area: 16' 0" x 11' 10" (4.88m x 3.61m)
Kitchen Area: 8' 5" x 7' 9" (2.57m x 2.36m)

BEDROOM ONE

13' 4" x 12' 5" (4.06m x 3.78m)

BEDROOM TWO

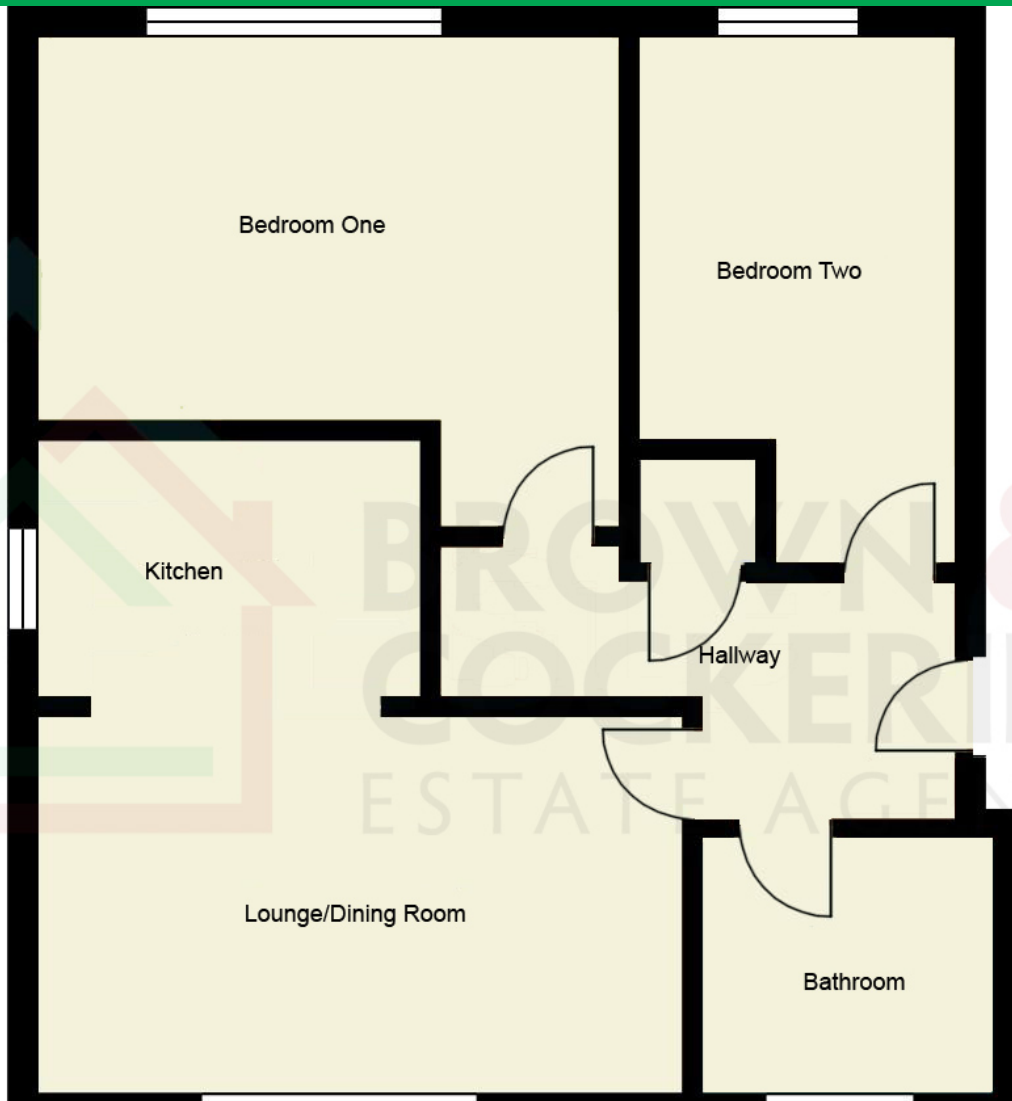
14' 1" x 6' 7" (4.29m x 2.01m)

FAMILY BATHROOM

7' 10" x 7' 6" (2.39m x 2.29m)

Externally

ALLOCATED PARKING AND SINGLE GARAGE



THESE PARTICULARS ARE ISSUED ON THE UNDERSTANDING THAT ALL NEGOTIATIONS ARE CONDUCTED THROUGH US. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and particulars.