



FLAT 5 ALDERMANS HOUSE

£160,000 Leasehold

CHIMES COURT
RUGBY
WARWICKSHIRE
CV21 1GD



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern and well presented two bedroom top floor apartment conveniently located close for Rugby Retail Parks and Rugby Railway Station and commuter access to the M1/M6/A5 and A14 road and motorway networks.

Rugby Railway Station is within walking distance and offers a mainline intercity service to both London Euston and Birmingham New Street in under an hour.

The purpose built development offers a secure entry system into a communal entrance hall with stairs rising to further floors. The apartment is located on the second floor and in brief comprises of an entrance hall with storage cupboards, spacious lounge/dining room with balcony, a fitted kitchen with integrated oven and hob, master bedroom with en-suite shower room and a further family bathroom.

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

Externally, there is a balcony leading off from the lounge/dining room which provides an outdoor seating space. To the front of the development are allocated and guest/visitor parking spaces.

Gross Internal Area: approx. 54 m² (581 ft²).

Tenure: Leasehold.

Lease Commencement Date: 26/09/2014 - Approx. 116 years remaining.

Ground Rent: £250 per annum.

Service and Maintenance Charge: £1,137.

AGENTS NOTES

Council Tax Band: 'B'

What3Words: ///lamp.judges.hill

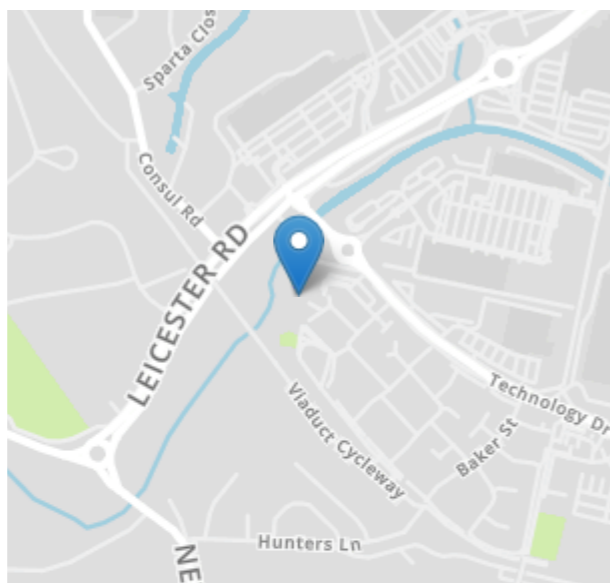
MORTGAGE & LEGAL ADVICE

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 Top Floor Apartment**
- **Close to Rugby Town Centre and Railway Station**
- **Spacious Lounge/Dining Room**
- **Fitted Kitchen with Integrated Oven and Hob**
- **En-Suite Shower Room to Master Bedroom**
- **Further Family Bathroom**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Allocated Parking Space**



ROOM DIMENSIONS

Second Floor

Lounge/Dining Room

13' 2" x 11' 8" (4.01m x 3.56m)

Kitchen

9' 4" x 5' 7" (2.84m x 1.70m)

Bedroom One

13' 3" max. x 10' 2" (4.04m max. x 3.10m)

En-Suite Shower Room

6' 7" x 4' 7" (2.01m x 1.40m)

Bedroom Two

13' 3" x 8' 6" (4.04m x 2.59m)

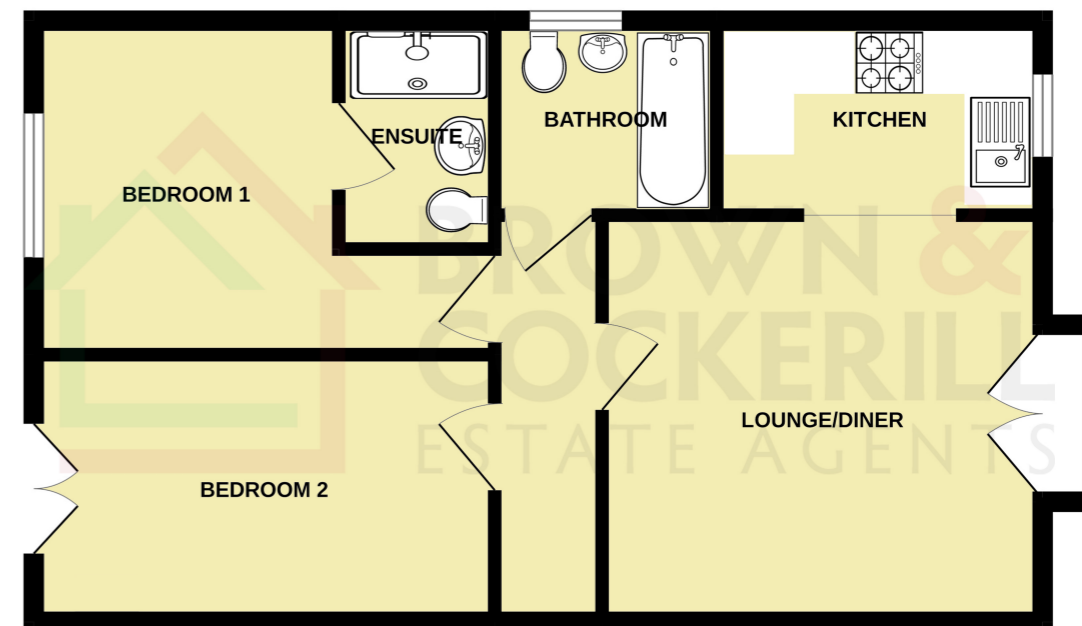
Bathroom

6' 7" x 6' 5" (2.01m x 1.96m)

Externally

Allocated Parking

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(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.