



## 35 Lawford Bridge Close

New Bilton  
Rugby  
Warwickshire  
CV21 2AE

**Offers Over £128,000 Leasehold**



- A Modern Two Bedroom Ground Floor Apartment
- Popular Residential Location
- Open Plan Living
- Fitted Kitchen with Built in Oven and Hob
- Modern Shower Room with Three Piece White Suite
- Upvc Double Glazing and Electric Heating
- Allocated Parking for One Vehicle
- Early Viewing is Highly Recommended

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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern purpose built two bedroom ground floor apartment situated in the popular residential location of New Bilton, Rugby. The property is leasehold and of standard construction with a tiled roof and has mains services connected (with the exception of gas).

There are a range of amenities available within the immediate area to include shops, hot food takeaway outlets, public houses, recreational park, churches of several denominations and local schooling for all ages.

Rugby railway station operates a regular intercity mainline service to Birmingham New Street and London Euston in under an hour. The property is also conveniently situated for access to the surrounding M1/M6/A5 and A14 road and motorway networks.

The property can be accessed via a secure communal entrance door. The accommodation comprises of an entrance hall with a storage cupboard and doors off to an open plan lounge/dining room/kitchen. The lounge/dining room/kitchen has dual aspect windows, built in oven and hob with extractor over and there is space and plumbing for further appliances. There are two well proportioned bedrooms with bedroom two having a built in storage cupboard. The shower room is fully tiled and fitted with a modern three piece white suite to include a double shower enclosure and vanity unit with inset wash hand basin and a low level w.c.

The property benefits from Upvc double glazing and electric heating.

Externally, there are communal grounds and one allocated parking space with additional visitor spaces available.

Gross Internal Area: approx. 53 m<sup>2</sup> (570 ft<sup>2</sup>).

TENURE: Leasehold

Term: 107 years remaining.

Ground Rent: £125 per annum approx.

Service/Maintenance Charge: £1282 per annum approx.

## AGENTS NOTES

Council Tax Band 'A'.

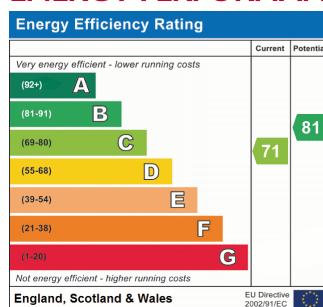
Estimated Rental Value: £850 pcm approx.

What3Words: ///ears.camp.zone

## 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

13' 3" x 3' 3" (4.04m x 0.99m)

### OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

16' 0" x 14' 10" (4.88m x 4.52m) reducing to 15' 10" x 14' 9" (4.83m x 4.50m)

### BEDROOM ONE

12' 0" x 10' 6" (3.66m x 3.20m)

### BEDROOM TWO

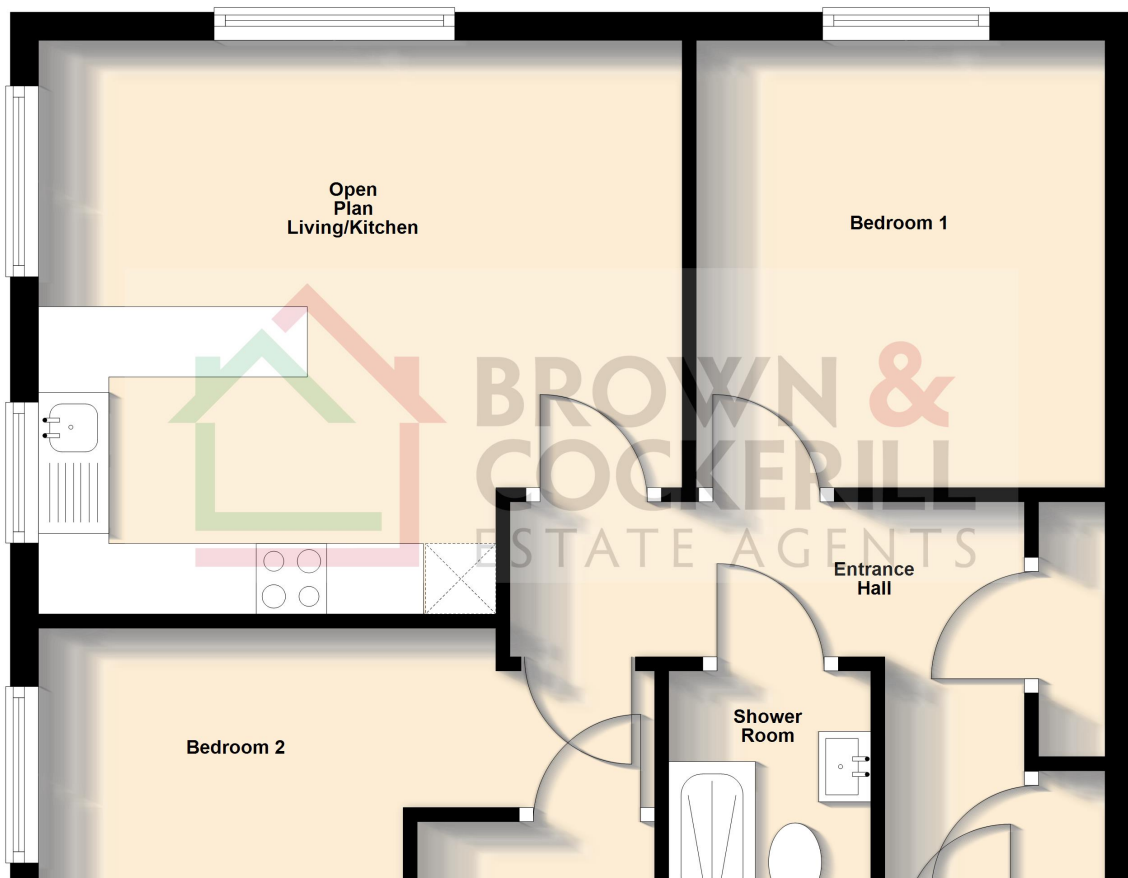
14' 4" maximum x 6' 5" (4.37m maximum x 1.96m)

### SHOWER ROOM

6' 5" x 5' 7" (1.96m x 1.70m)



## Ground Floor



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