



21 LELLEFORD CLOSE

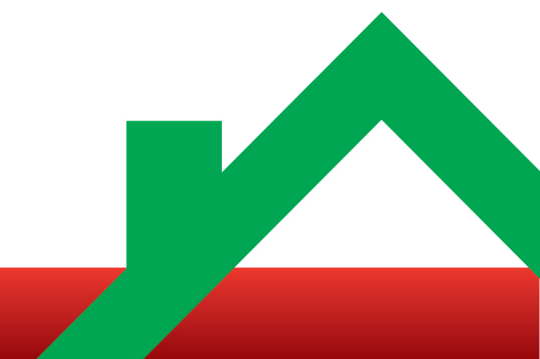
LONG LAW FORD
RUGBY
WARWICKSHIRE
CV23 9FP

£125,000 Leasehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern ground floor one bedroom maisonette situated in the popular village of Long Lawford, Rugby. The property is of standard brick built construction and has all mains services connected. This home is sold as part of a Section 106 Help to Buy Scheme and is only available to residents of the Long Lawford parish for the first fourteen weeks of marketing. Buyers will be purchasing the property for a discounted rate of 70% of Market Value. This scheme ensures the property is affordable for first time buyers that are local or live within the village. This is not a shared ownership scheme so no rent is payable.

There are a range of amenities available within the immediate area to include a parade of shops and stores, local supermarket, two public houses, a primary school and bus routes to both Rugby town centre and Coventry city centre.

Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour. There is also easy access to the surrounding M1/M6/A5 and A14 road and motorway networks making the location ideal for those wishing to commute.

In brief, the accommodation comprises of an entrance hall with two large storage cupboards and doors off to an open plan lounge/kitchen. The kitchen area has a built in oven with hob and extractor over. There is a well proportioned bedroom and a family bathroom fitted with a modern three piece white suite to include a panelled bath with shower over, low level w.c. and wall mounted wash hand basin.

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

Externally, to the front is a tarmacadam driveway providing off road parking for one vehicle. There is an enclosed rear garden with Astro turf lawned area, paved patio, ideal for al fresco dining/entertaining and a garden shed.

Early viewing is considered essential. The property is being offered for sale with no onward chain.

Gross Internal Area: approx. 45 m² (484 ft²).

TENURE: Leasehold with 992 years remaining.

Service Charge: £463 per annum.

Ground Rent: £214 per annum.

AGENTS NOTES

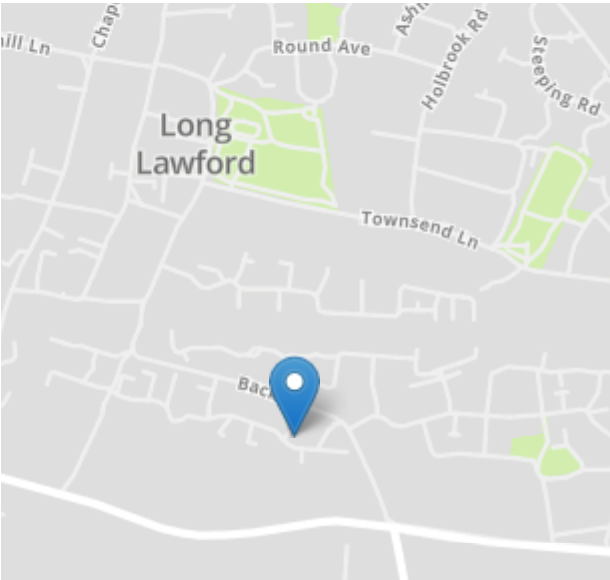
Council Tax Band 'B'.
What3Words: ///stages.swift.noels

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 Modern Ground Floor One Bedroom Maisonette**
- **Popular Village Location**
- **75% Market Value Covenant**
- **Lounge/Kitchen with Oven and Hob, Double Bedroom**
- **Modern Bathroom with Three Piece White Suite**
- **Gas Fired Central Heating to Radiators, Upvc Double Glazing**
- **Enclosed Rear Garden and One Allocated Parking Space**
- **Early Viewing is Highly Recommended, No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 83 | 83 |
| (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 | | |

ROOM DIMENSIONS

Ground Floor

Entrance Hall

14' 0" x 6' 0" maximum (4.27m x 1.83m maximum)

Storage Cupboard One: 6' 4" x 3' 4" (1.93m x 1.02m)

Storage Cupboard Two: 4' 5" x 3' 4" (1.35m x 1.02m)

Lounge/Kitchen

18' 7" x 10' 6" maximum (5.66m x 3.20m maximum)

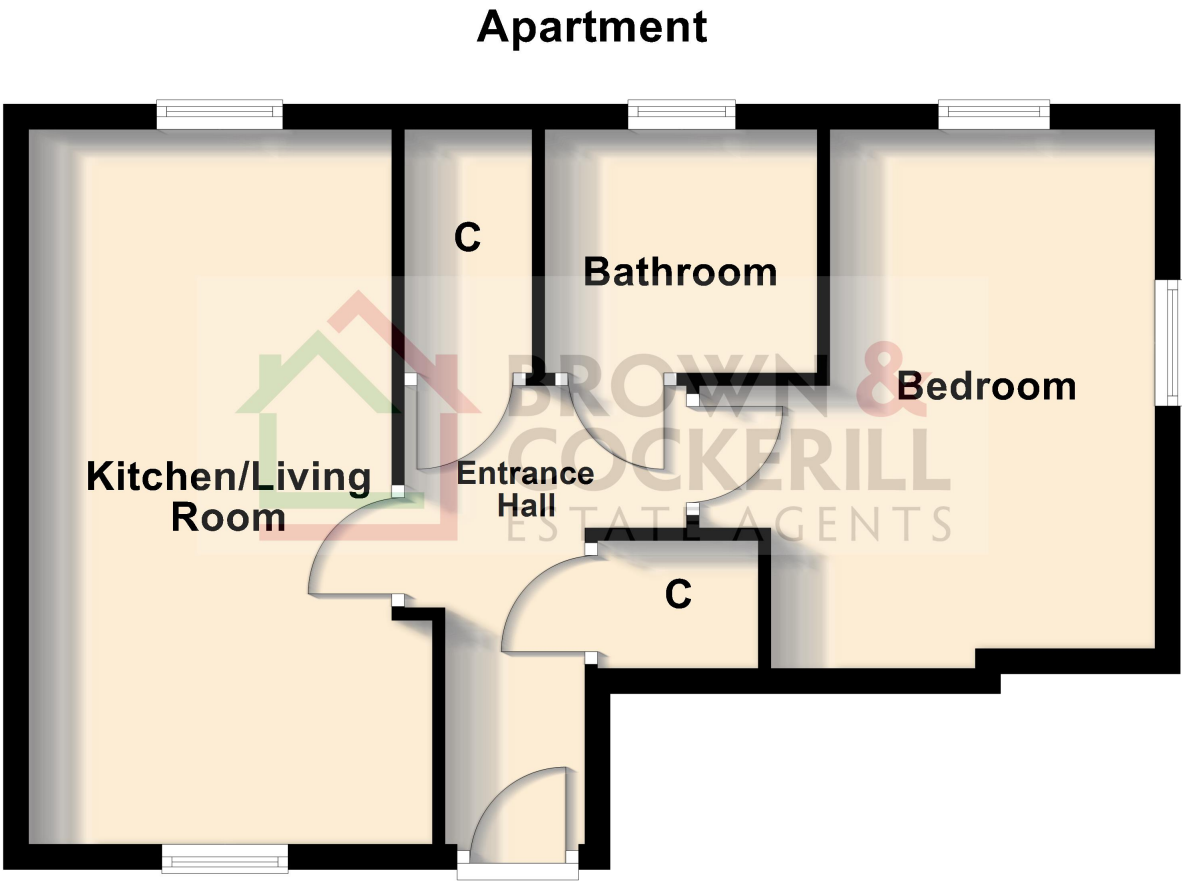
Bedroom

13' 6" maximum x 10' 0" maximum (4.11m maximum x 3.05m maximum)

Bathroom

7' 1" x 6' 4" (2.16m x 1.93m)

FLOOR PLAN



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.