



## 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 standard brick built 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, Upvc double glazing and all mains services are connected.

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 m<sup>2</sup> (881 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'B'.

Estimated Rental Value: TBC

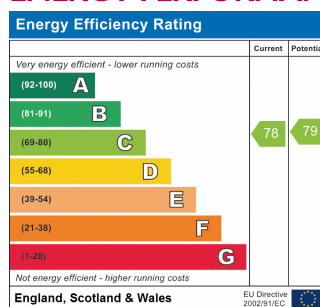
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## MORTGAGE & LEGAL ADVICE

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)

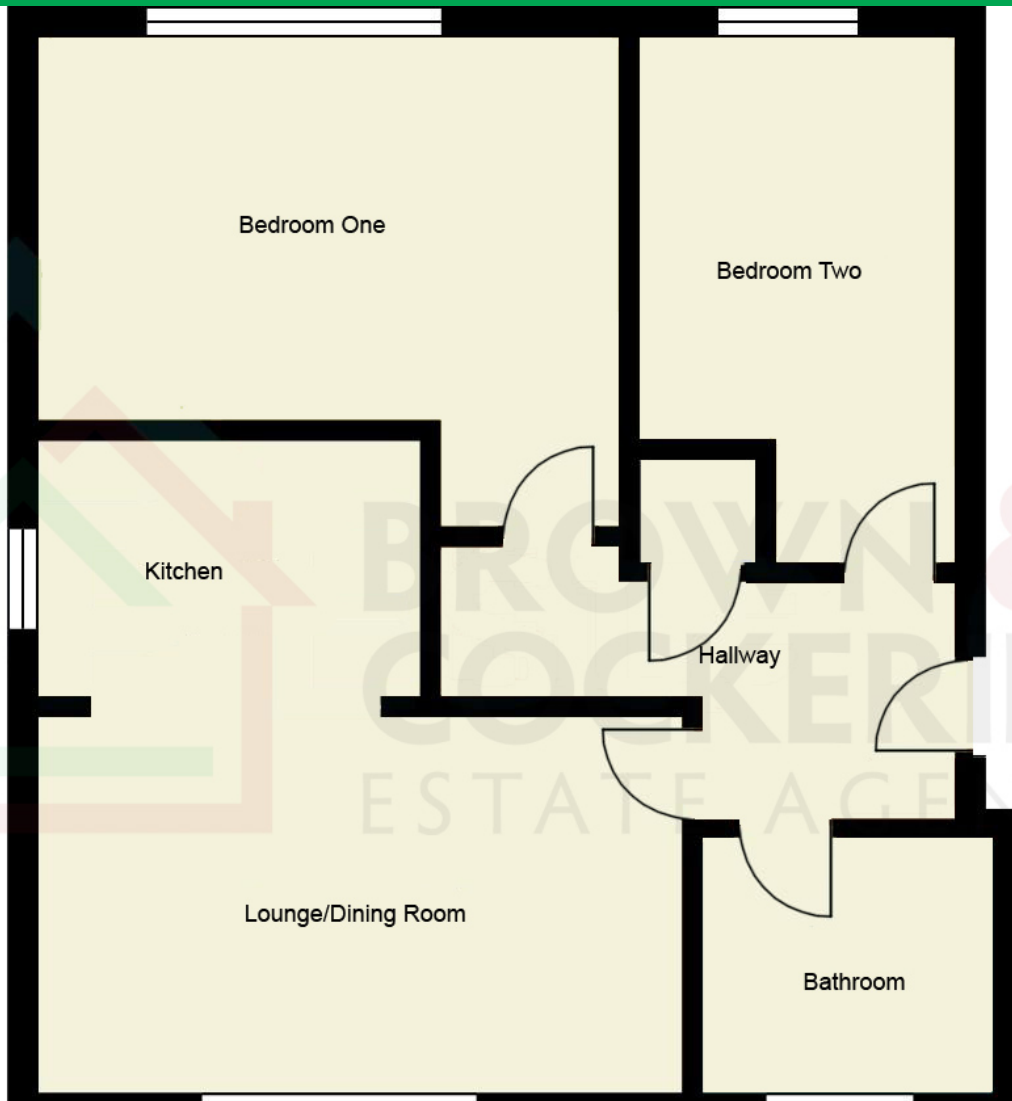
### FAMILY BATHROOM

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.