



FLAT 24 HANOVER GARDENS

£139,950 Leasehold

ALBERT STREET
RUGBY
WARWICKSHIRE
CV21 2SN



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk

DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented two bedroom third floor leasehold apartment situated within walking distance of Rugby town centre and all local amenities.

This purpose built development is specifically for persons over the age of 55 years. Each resident owns a share in the Freehold and are also members of the Management company, thereby offering greater control of service charge costs.

In brief, the accommodation comprises of an entrance hall, lounge/dining room with feature fireplace, fitted kitchen, master bedroom with built-in wardrobes, second guest bedroom and a refitted contemporary shower room.

The property benefits from Upvc double glazing and electric heating. Other facilities within the development include a communal lounge to the ground floor, a lift and stair lift to all floors

Externally, there are well tended communal gardens and resident's parking situated to the rear of the development.

The apartment is offered for sale with no onward chain and early viewing is considered essential. Due to the remaining lease length - cash buyers only.

“Certain photographs in this listing have been virtually staged using AI to show potential furnishing and room layout. The actual property is unfurnished.”

Gross Internal Area: approx. 63m² (678ft²)
Tenure: Leasehold
Lease Term: 100 yrs from 25th June 1988 – (Approx. 62 years remaining)
Service/Maintenance Charge: £950.00 per annum.
Ground Rent: None payable as each apartment within the development comes with a share of the Freehold.

AGENTS NOTES

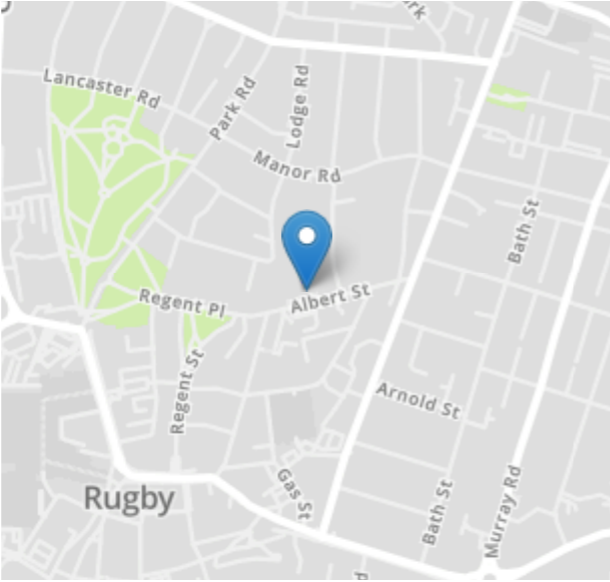
Council Tax Band 'B'
Local Authority: Rugby Borough Council
What3Words: ///skill.repay.held

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 Third Floor Apartment
- Age Restricted to Persons Over 55 yrs
- Lounge/Dining Room, Fitted Kitchen
- Shower Room with Modern White Suite
- Upvc Double Glazing, Electric Heating
- Communal Gardens & Parking to the Rear
- Early Viewing is Recommended
- No Onward Chain and Cash Buyers Only



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	66	72		
A				
(81-91)				
B				
(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				

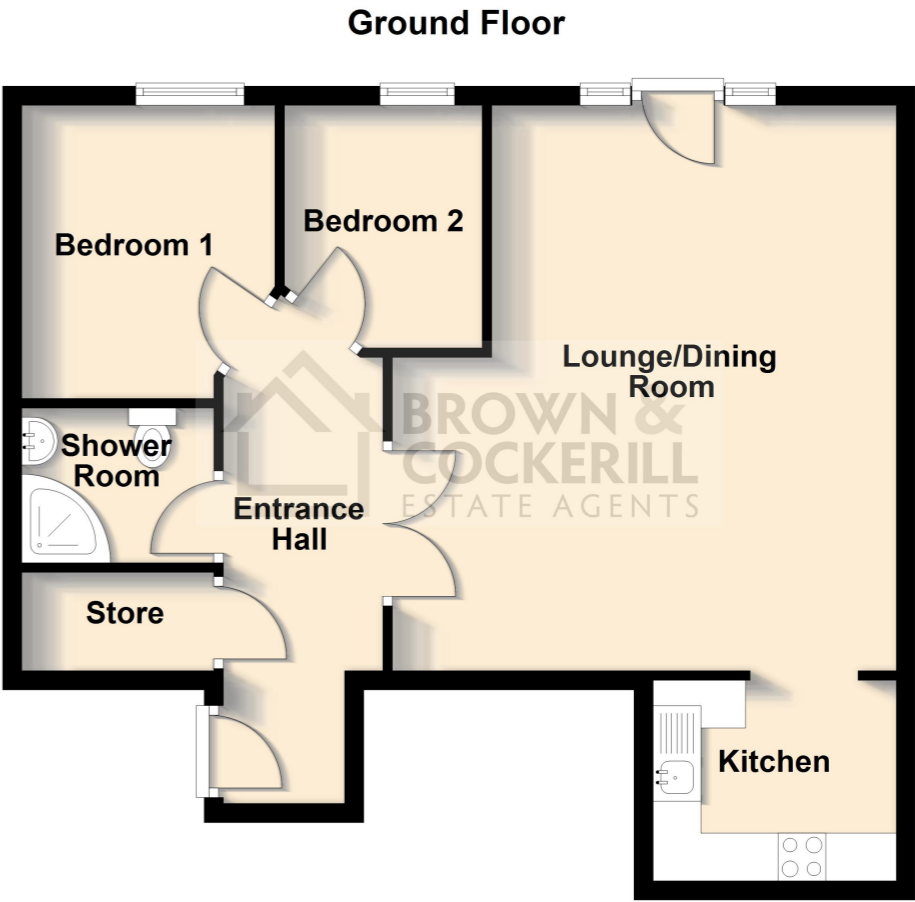
ROOM DIMENSIONS

Second Floor Floor

Entrance Hall
16' 10" x 4' 7" (5.13m x 1.40m)
Lounge/Dining Room
19' 5" x 15' 11" (5.92m x 4.85m)
Kitchen
8' 2" x 6' 10" (2.49m x 2.08m)

Bedroom One
12' 5" x 8' 7" (3.78m x 2.62m)
Bedroom Two
8' 4" x 6' 8" (2.54m x 2.03m)
Shower Room
7' 10" x 5' 4" (2.39m x 1.63m)

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.