



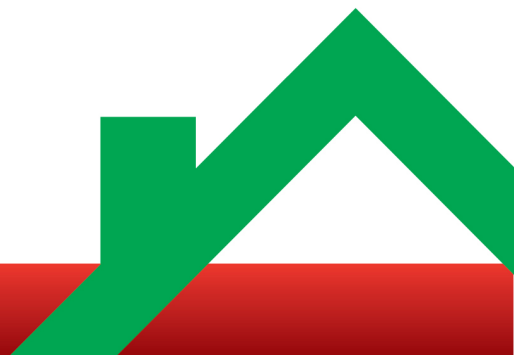
FLAT 2, 243 DUNCHURCH ROAD Guide Price £112,000 Leasehold

SEDLSCOMBE LODGE
DUNCHURCH ROAD
RUGBY
WARWICKSHIRE
CV22 6HP



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this well presented one bedroom ground floor apartment suitable for persons over 55 years of age. The select development of Sedlescombe Lodge comprises of 10 apartments set over two floors with a communal first floor lounge and landscaped communal gardens and grounds to all sides, situated just off Dunchurch Road.

The property is conveniently situated within walking distance of local shops, stores, post office, newsagents, Sainsbury's supermarket and bus routes to Rugby town centre.

Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston, both reachable within the hour. Additionally, there is convenient access to major road and motorway networks including the M1, M6, A5 and A14, making the location ideal for those wishing to commute.

In brief the accommodation comprises of an entrance hall, lounge/dining room, fitted modern kitchen, refitted modern shower room, and a double bedroom with built in wardrobes. There is a communal lounge/day room which is situated off the first floor landing.

The property is of traditional brick construction and benefits from gas fired central heating to radiators and Upvc double glazing throughout. Please note that the central heating boiler will require replacement.

Externally, there are well maintained communal gardens to all sides with resident/visitor parking to the front.

Offered with no onward chain, early viewing is considered essential.

Gross internal area: 69m² (743ft²)

Tenure: Leasehold
Lease: We are informed by the seller that the lease is 222 yrs from 06/09/1984 to 17/11/2206 (181 years remaining).
Every apartment owner has an equal share in the Freehold.

Service & Maintenance Charge: approx. £1470.00 per annum.

AGENTS NOTES

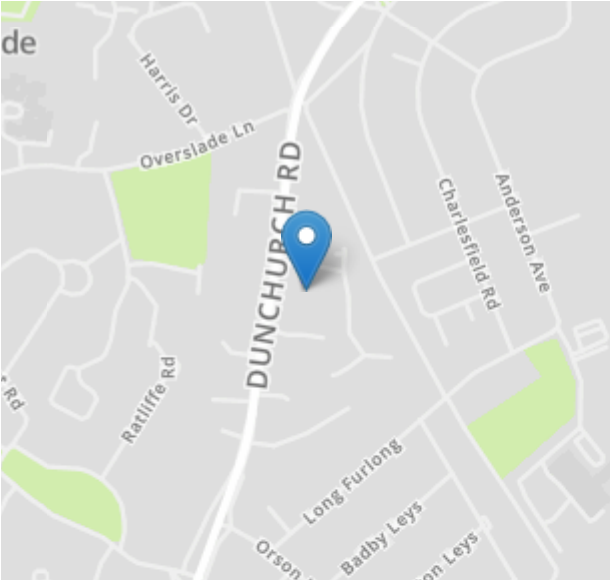
Council Tax Band 'A'.
What3Words: ///react.branded.will

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 One Bedroom Purpose Built Ground Floor Apartment**
- **Over 55's Only**
- **Lounge/Dining Room with Views Over Garden**
- **Fitted Kitchen, Shower Room**
- **Upvc Double Glazing, Gas Fired Central Heating**
- **Communal Gardens & Grounds**
- **Early Viewing is Advised**
- **No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	71	71
(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

7' 9" max. x 6' 4" max. (2.36m max. x 1.93m max.)

Lounge/Dining Room

18' 3" x 9' 9" (5.56m x 2.97m)

Kitchen

8' 1" x 6' 4" (2.46m x 1.93m)

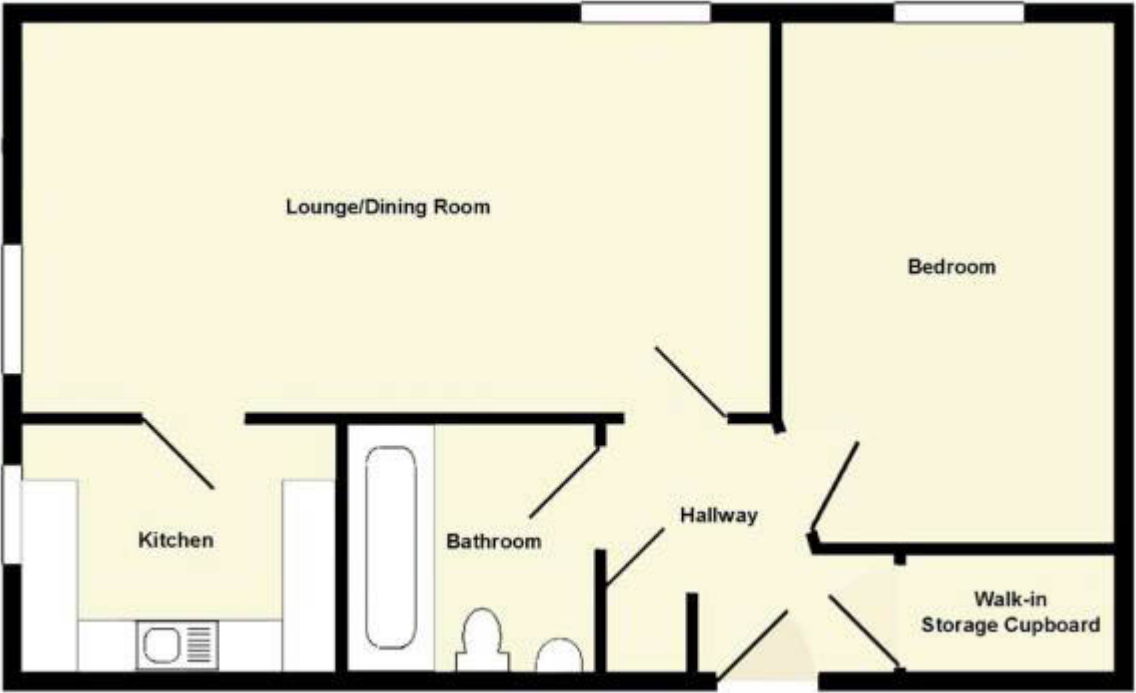
Bedroom

13' 0" to back of wardrobes x 8' 5" (3.96m to back of wardrobes x 2.57m)

Shower Room

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

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.