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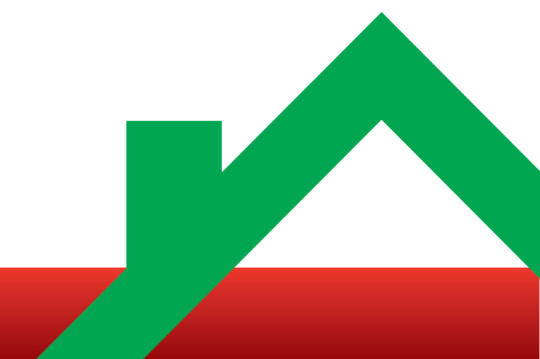
Guide Price £135,000 Leasehold

RUGBY  
WARWICKSHIRE  
CV21 3UX



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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern two bedroom second floor apartment located close to Rugby town centre and railway station.

There are a range of amenities within the local area to include a parade of shops and stores. There is easy commuter access to the Midland motorway network.

In brief, the property comprises of a communal entrance hall, entrance hall, open plan lounge/dining room/kitchen area, two well proportioned bedrooms with the master bedroom having an en-suite shower room and there is a further family bathroom.

The apartment benefits from Upvc double glazing and gas fired central heating to radiators.

Externally, there are communal gardens and an allocated parking space.

The property is being offered for sale with no onward chain and would make an ideal first time/investment purchase.

Gross Internal Area: approx. 75 m<sup>2</sup> (807 ft<sup>2</sup>).

Tenure: Leasehold - 125 years from 20 August 2007.

Maintenance & Service Charges: Currently £1,200.12 per annum.

Ground Rent: £150 per annum.

## AGENTS NOTES

Tenure: Leasehold  
Local Authority: Rugby Borough Council  
Council Tax Band 'B'

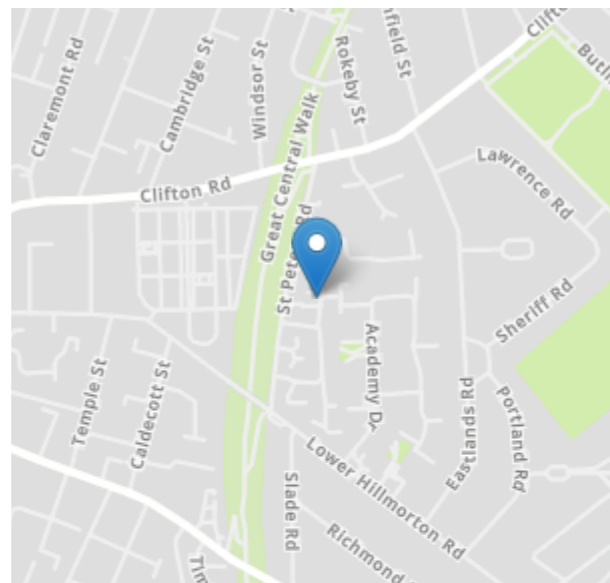
## MORTGAGE & LEGAL ADVICE

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 Two Bedroom Second Floor Apartment**
- **Popular Residential Location**
- **Open Plan Lounge/Dining Room/Kitchen Area**
- **En-Suite Shower Room to Master Bedroom, Further Family Bathroom**
- **Gas Fired Central Heating to Radiators, Upvc Double Glazing**
- **Allocated Parking**
- **No Onward Chain**
- **Ideal First Time/Investment Purchase**



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## ROOM DIMENSIONS

### Second Floor

#### Entrance Hall

16' 5" x 7' 6" max (5.00m x 2.29m max)

#### Open Plan Lounge/Dining Room/Kitchen Area

19' 8" max x 17' 6" max (5.99m max x 5.33m max)

#### Bedroom One

14' 8" x 10' 1" max (4.47m x 3.07m max)

#### En-Suite Shower Room

5' 5" x 4' 9" (1.65m x 1.45m)

#### Bedroom Two

9' 4" x 8' 2" (2.84m x 2.49m)

#### Family Bathroom

7' 0" x 6' 8" (2.13m x 2.03m)

## 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.