



FLAT 32 BROOKE COURT

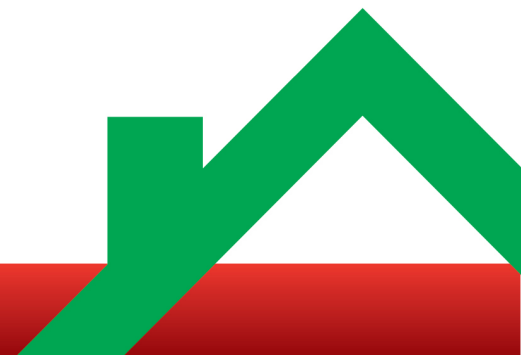
LITTLE PENNINGTON STREET
RUGBY
WARWICKSHIRE
CV21 2AY

£70,000 Leasehold



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 second floor one bedroom apartment which is restricted to residents over the age of 55 years. The purpose built block is three storeys and is of standard brick built construction. There is a 70% affordable home covenant applicable to the property.

Rugby town centre offers a wealth of shops and stores, public library, churches of several denominations, supermarkets, numerous restaurants/cafes, takeaway outlets and public houses.

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

There is a secure entry system with stairs and lift to further floors. The apartment is situated on the second floor and in brief, comprises of an entrance hall with a large storage cupboard housing the water tank system. There is an open plan kitchen/lounge area with the kitchen area having a built in oven and hob with extractor over and space for an upright fridge/freezer and dining table. The well proportioned bedroom has built in wardrobes and the part tiled shower room is fitted with a three piece white suite to include a shower enclosure, vanity unit with inset wash hand basin and low level w.c.

The property benefits from Upvc double glazing and electric heating and has mains services connected (with the exception of gas). The electric heaters have been replaced throughout within the last 12 months.

Within the purpose built block is a communal library, sitting room, building manager and a laundry room (charged at extra cost per use).

Externally, there are well tended communal gardens and a large communal parking area. (Parking spaces are not allocated).

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 42 m² (452 ft²).

TENURE: Leasehold. The lease is a non-assignable lease so therefore, a new 99 year lease will be made available upon completion.

Service Charge: £222 per month, covering ground rent, buildings insurance and maintenance of communal areas and grounds.

AGENTS NOTES

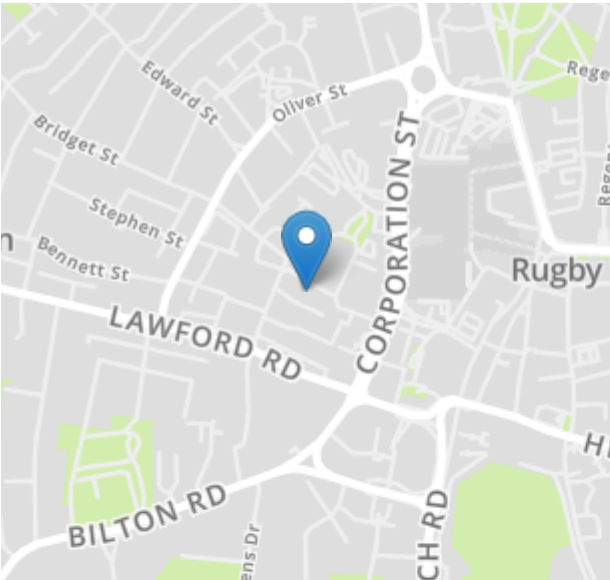
Council Tax Band 'A'.
What3Words: ///yoga.pushy.active.

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 Well Presented Second Floor One Bedroom Apartment for Over 55s**
- **Conveniently Located for Rugby Town Centre and Railway Station**
- **Double Bedroom and Open Plan Kitchen/Lounge**
- **Shower Room with Three Piece White Suite**
- **Upvc Double Glazing and Electric Heating**
- **Communal Gardens and Parking (not allocated)**
- **Early Viewing is Highly Recommended**
- **New 99 Year Lease Upon Completion**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	76	78
(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

Entrance Hall

9' 5" maximum x 7' 1" maximum (2.87m maximum x 2.16m maximum)

Storage Cupboard

6' 1" x 2' 10" (1.85m x 0.86m)

Open Plan Kitchen/Lounge

Kitchen Area: 9' 6" maximum x 9' 3" maximum (2.90m maximum x 2.82m maximum)

Lounge Area: 12' 10" x 11' 9" (3.91m x 3.58m)

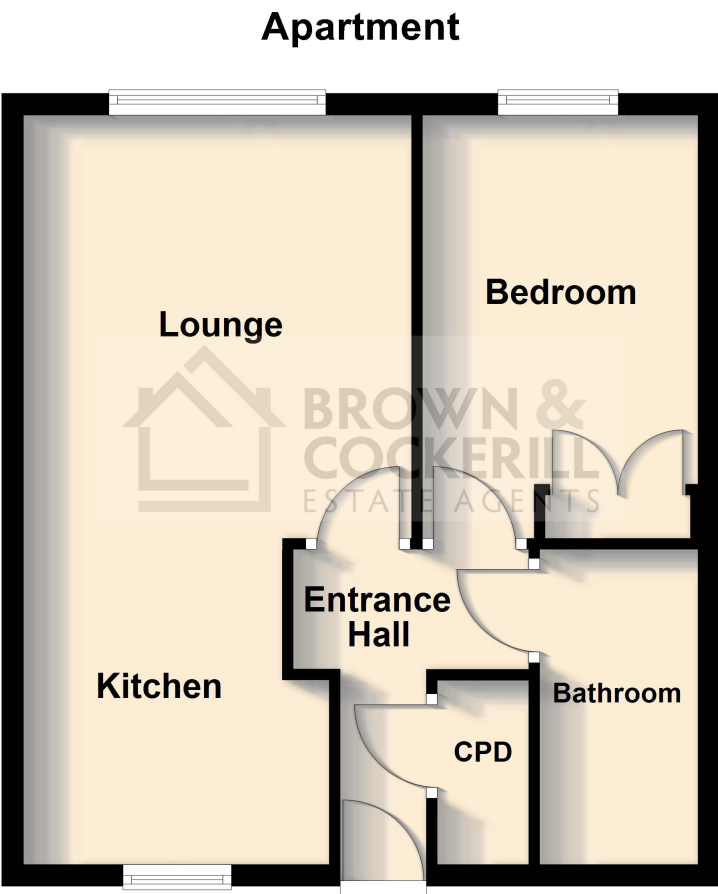
Bedroom

12' 10" x 8' 4" (3.91m x 2.54m)

Shower Room

9' 2" x 4' 9" (2.79m x 1.45m)

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.