



43 BLUEMELS DRIVE

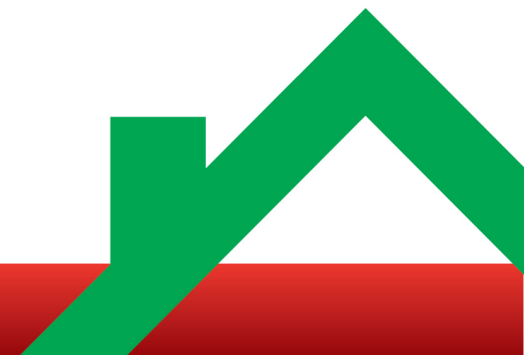
Offers Over £210,000 Leasehold

WOLSTON  
COVENTRY  
WARWICKSHIRE  
CV8 3LN



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented first floor two bedroom apartment that has been finished to an exceptionally high standard which is located in the sought after village of Wolston.

The village is approximately six miles east of Coventry and six miles to the west of Rugby and has a range of amenities including public houses with restaurant facilities, supermarkets and chemist.

There is convenient commuter access to the A45, M6 and M1 road and motorway networks and Rugby and Coventry railway stations offer a regular mainline intercity service to Birmingham New Street and London Euston in under an hour.

The apartment is accessed via a secure communal entrance with stairs rising to the first floor. The apartment has a video calling intercom system and in brief, the accommodation comprises of an entrance hall with two storage cupboards, one housing the hot water tank. The kitchen/lounge/dining room is open plan and is fitted with a Lamona grill and oven and a four ring induction hob with extractor over. There are integrated appliances to include a fridge/freezer, automatic washing machine and dishwasher. The two double bedrooms both have fitted wardrobes and the shower room is fully tiled with a double shower cubicle, vanity unit with wash hand basin and close coupled w.c.

The property benefits from recently installed and Wi-Fi controlled electric heating.

Externally, there are well maintained communal grounds and allocated off road parking for one vehicle.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 73 m<sup>2</sup> (785 ft<sup>2</sup>).

TENURE: Leasehold.

Lease is for 150 years - commenced 1st May 2005.

Service Maintenance Charge: £136.98 per month.

Ground Rent: £16.83 per month.

Amenity Land Maintenance Charge: 16.67 per month.

Insurance Premium Charge: £48.21 per annum.

## AGENTS NOTES

Council Tax Band 'B'.

What3Words: ///cornering.renewals.streamers

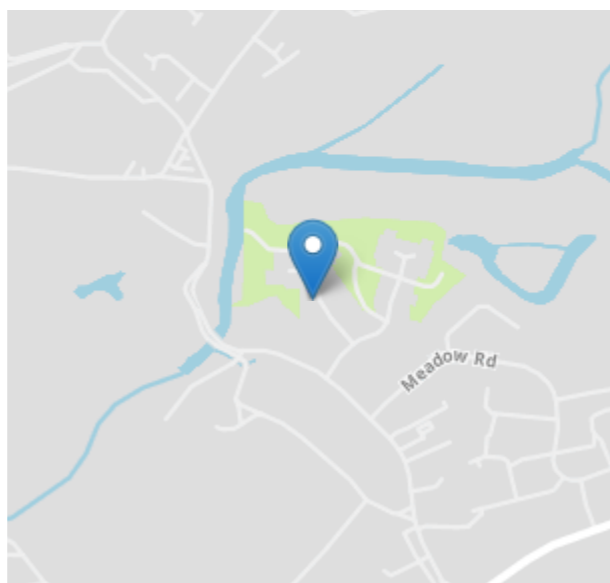
## MORTGAGE & LEGAL ADVICE

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 First Floor Two Bedroom Apartment Finished to an Exceptionally High Standard
- Popular Village Location
- Communal Entrance with Video Entry
- Open Plan Kitchen/Lounge/Dining Room with Integrated Appliances
- Double Bedrooms Both with Fitted Wardrobes
- Fully Tiled Shower Room with Modern White Suite
- Wi-Fi Controlled Electric Heating
- Allocated Parking, Early Viewing Highly Recommended



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(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			
		80	87
England, Scotland & Wales		EU Directive 2002/91/EC	

## ROOM DIMENSIONS

### First Floor

#### Entrance Hall

11' 8" maximum x 6' 7" maximum (3.56m maximum x 2.01m maximum)

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

19' 8" x 19' 0" (5.99m x 5.79m)

### Bedroom One

13' 1" x 12' 3" (3.99m x 3.73m)

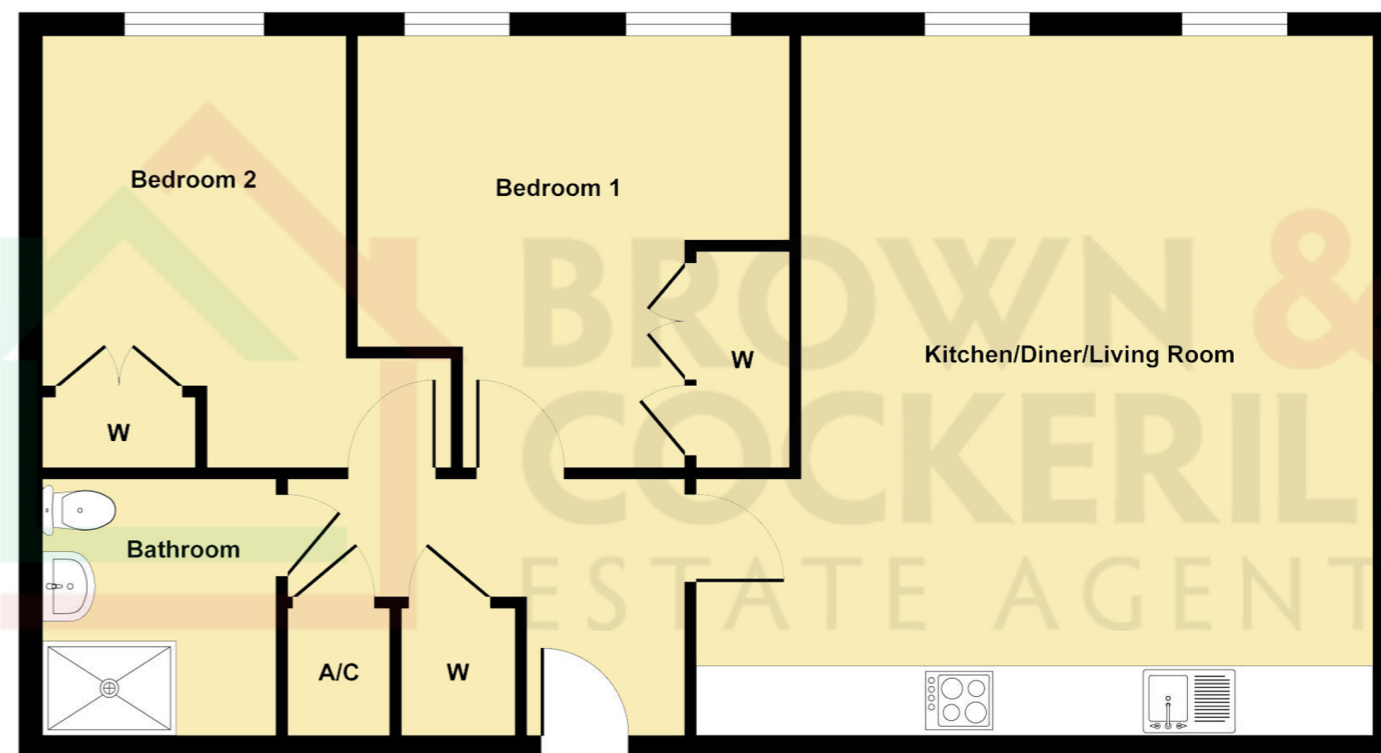
### Bedroom Two

12' 8" x 11' 6" maximum (3.86m x 3.51m maximum)

### Shower Room

6' 7" x 6' 5" (2.01m 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.