



**20 RANKINE CLOSE**

**Offers Over £145,000 Leasehold**

NEWBOLD UPON AVON  
RUGBY  
WARWICKSHIRE  
CV21 1HD



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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented first floor maisonette which is located in a quiet cul-de-sac and overlooks the canal in Newbold upon Avon, Rugby.

The property is conveniently located for a wide range of local amenities to include a parade of shops, hot food takeaway outlets, public houses, church and schooling for all ages.

In brief, the accommodation comprises of an entrance hall, spacious lounge/dining room, modern kitchen with integrated appliances, two double bedrooms located to the rear of the property and overlook the canal and a refitted bathroom fitted with a three piece white suite.

Gas fired central heating to radiators and UPVC double glazing.

Externally, there are well kept communal gardens and an outside drying area, seating area and barbeque area.

The property is considered to be an ideal investment/first time purchase.

Gross Internal Area: approx. 57 m<sup>2</sup> (613 ft<sup>2</sup>).

Tenure:

The property is LEASEHOLD. 125 year lease which commenced 2012 and has 114 years remaining.

Service/Maintenance Charge: 108.79 per month (covering gardens, communal areas, buildings insurance and sinking fund).

Freeholders: Orbit.

## AGENTS NOTES

Tenure: Leasehold  
Local Authority: Rugby Borough Council  
Council Tax Band: 'A'.

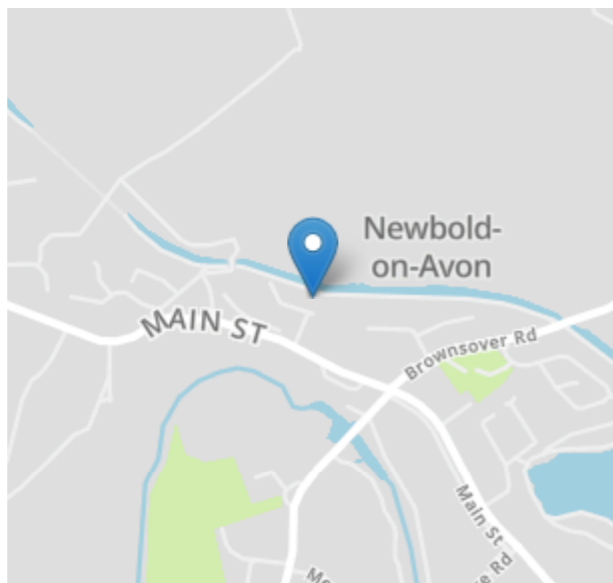
## MORTGAGE & LEGAL ADVICE

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

- An Immaculate First Floor Two Bedroom Apartment
- Quiet Cul-de-Sac Location
- Spacious Lounge/Dining Room
- Modern Kitchen with Integrated Appliances
- Refitted Bathroom with a Three Piece White Suite
- Gas Fired Central Heating to Radiators
- UPVC Double Glazing
- Ideal Investment/First Time 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>	74	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

### First Floor

#### Entrance Hall

14' 3" x 2' 9" (4.34m x 0.84m)

#### Lounge/Dining Room

17' 9" x 11' 9" (5.41m x 3.58m)

#### Kitchen

13' 0" x 8' 6" (3.96m x 2.59m)

### Bedroom One

10' 9" x 10' 6" (3.28m x 3.20m)

### Bedroom Two

10' 3" x 9' 6" (3.12m x 2.90m)

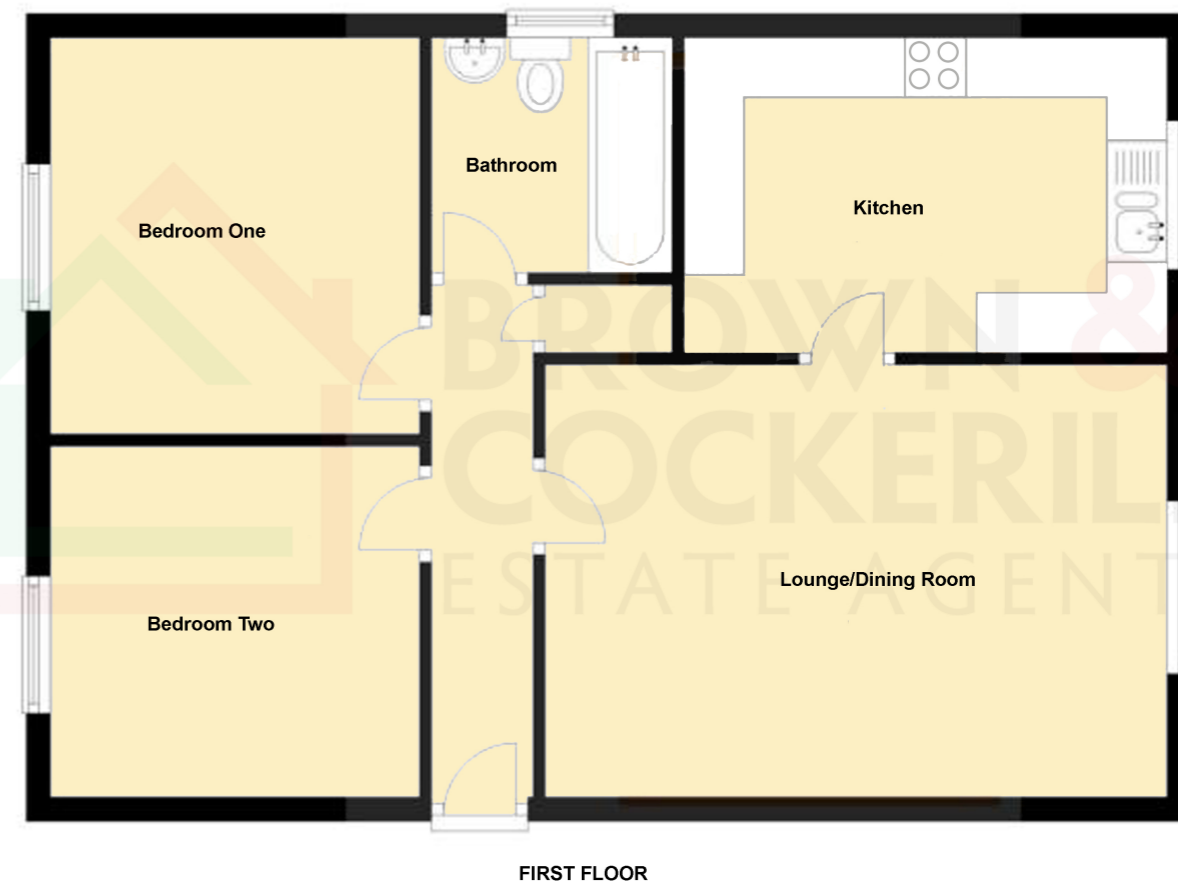
### Bathroom

7' 5" x 6' 6" (2.26m x 1.98m)

### Storage Cupboard

6' 0" x 3' 1" (1.83m x 0.94m)

## 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.