



WHOLE BLOCK SHOWN



## Flat 6 Trinity Court

Church Street

Rugby

Warwickshire

CV21 3PU

**£90,000 Leasehold**



- A Ground Floor One Bedroom Retirement Apartment Available to Those Over 60 Years
- Conveniently Located in Rugby Town Centre
- Secure Living with Emergency Call System, Communal Lounge and Guest Suite
- Spacious Lounge/Dining Room
- Fitted Kitchen and Shower Room
- Spacious Bedroom with Built In Wardrobes
- Communal Gardens and On Site Parking
- No Onward Chain

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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this one bedroom ground floor retirement apartment. Trinity Court was constructed by McCarthy & Stone and comprises of 31 properties arranged over three floors. Residents must be over the age of 60 years or in the case if a couple, 60 years and 55 years respectively.

The property benefits from a secure entry intercom and an emergency call system where the Development Manager can be contacted from various points within the flat in the unfortunate case of an emergency.

There is an open lounge on the ground floor which provides a communal social space along with a communal laundry room and a guest suite for overnight visitors. There is also a resident House Manager who organises various in-house social events throughout the year.

The development is conveniently located for all town centre amenities, including shops, stores, supermarkets, post office, restaurants, library and bus routes to all surrounding towns.

In brief, the accommodation comprises of an entrance hall, spacious lounge/dining room with feature fireplace, fitted kitchen, a spacious bedroom with built in wardrobes and a shower room fitted with a white suite.

The property benefits from Upvc double glazing and electric heating.

Externally there are communal grounds to all sides and parking for residents and visitors to the rear.

The property is being offered for sale with no onward chain.

Gross Internal Area: approx. 44 m<sup>2</sup> (473 ft<sup>2</sup>).

Tenure:

The property is LEASEHOLD.

125 year lease from 1994.

Current Ground Rent £438.87 per annum.

Current Service Charge £3,582.48 per annum.

## AGENTS NOTES

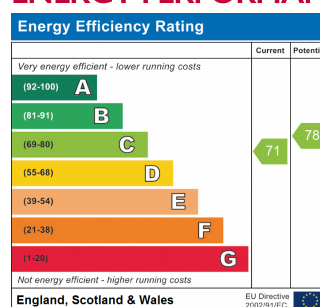
Council Tax Band 'B'.

What3Words: ///tree.exchanges.sobs

## 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.

## ENERGY PERFORMANCE CERTIFICATE



## Ground Floor

### ENTRANCE HALL

9' 7" x 3' 1" (2.92m x 0.94m)

### LOUNGE/DINING ROOM

16' 9" x 10' 3" (5.11m x 3.12m)

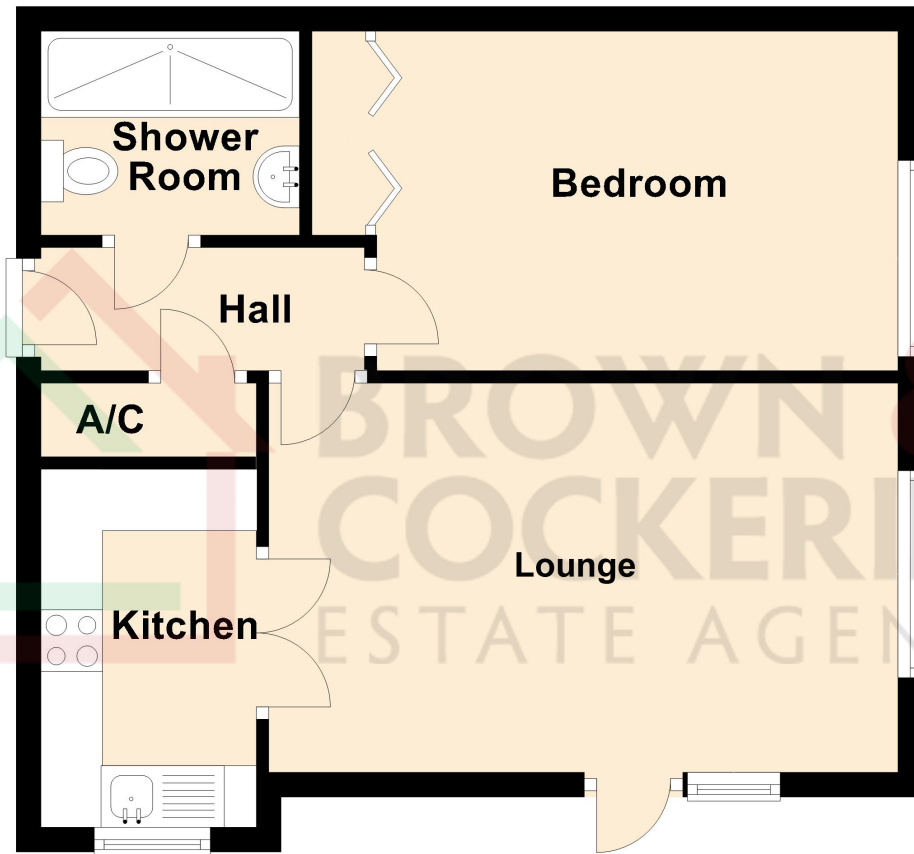
### KITCHEN

9' 9" x 5' 6" (2.97m x 1.68m)

### SHOWER ROOM

6' 8" x 5' 4" (2.03m x 1.63m)

## Ground Floor



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