



6 WOLSTON COURT

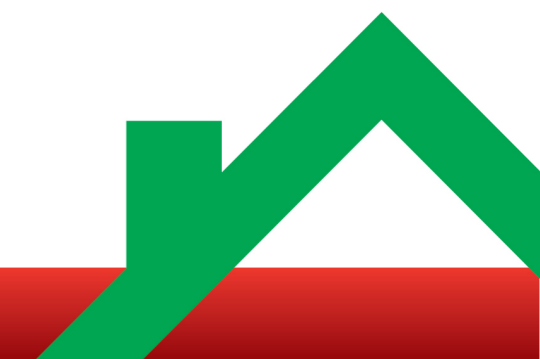
Guide Price £275,000 Leasehold

CAWSTON  
RUGBY  
WARWICKSHIRE  
CV22 7SQ



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 four bedroom terraced property situated in the sought after Lime Tree retirement village in the popular residential location of Cawston, Rugby. The property is of standard brick built construction and has tiled roofing.

Nearby Bilton village provides a comprehensive selection of shops and amenities to include a butchers, two public houses, two major chain supermarkets, bus routes to Rugby town centre and excellent local schooling for all ages. A more comprehensive range of amenities are available in Rugby town centre.

Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street. There is convenient commuter access to the M1, M45 and A45 road and motorway networks.

In brief, the accommodation comprises of an entrance hall with stairs rising to the first floor landing, lounge/dining room with a feature fireplace and French doors from the dining area that open onto the conservatory. There is a fitted kitchen, bedroom two with built in cupboard and fitted wardrobes, ground floor bathroom fitted with a three piece white suite with shower over the bath and a study.

To the first floor, the master bedroom has a range of built in storage cupboards and fitted wardrobes and has the benefit of an en-suite shower room fitted with a white suite and there are a further two bedrooms.

The property benefits from gas fired central heating to radiators, Upvc double glazing and all mains services are connected.

Externally, there is a semi-private paved patio area accessible from the conservatory and overlooking the beautiful communal grounds.

Early viewing is considered essential to appreciate the property on offer.

Gross Internal Area: approx. 123 m<sup>2</sup> (1323 ft<sup>2</sup>).

TENURE: The property is LEASEHOLD.

Service Charge: £5,554 per annum.

Ground Rent: £250 per annum.

## AGENTS NOTES

Council Tax Band 'E'.

What3Words: ///treating.couriers.hooked

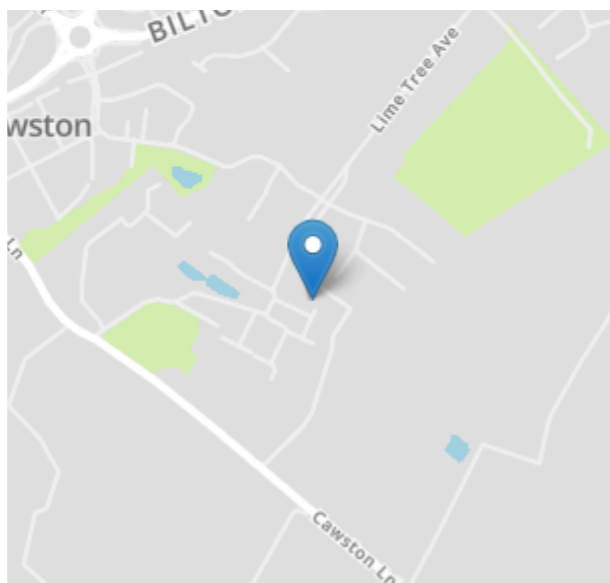
## MORTGAGE & LEGAL ADVICE

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 Four Bedroom Terraced Retirement Property
- Lounge/Dining Room with Feature Fireplace
- Fitted Kitchen, Conservatory and Study
- Ground Floor Bathroom with White Suite and First Floor En-Suite to Master Bedroom
- Ground Floor Bedroom and Three Further First Floor Bedrooms
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Early Viewing is Considered Essential



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		96
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	
(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

### Ground Floor

#### Lounge/Dining Room

Lounge Area: 13' 5" x 12' 2" (4.09m x 3.71m)

Dining Area: 8' 9" x 7' 7" (2.67m x 2.31m)

#### Kitchen

6' 9" x 6' 4" (2.06m x 1.93m)

#### Conservatory

8' 6" x 8' 2" (2.59m x 2.49m)

#### Bedroom Two

14' 4" x 13' 6" (4.37m x 4.11m)

#### Bathroom

6' 11" x 6' 3" (2.11m x 1.91m)

#### Study

8' 11" x 6' 10" (2.72m x 2.08m)

### First Floor

#### Bedroom One

21' 3" maximum x 16' 9" (6.48m maximum x 5.11m)

#### En-Suite Shower Room

7' 1" x 6' 0" (2.16m x 1.83m)

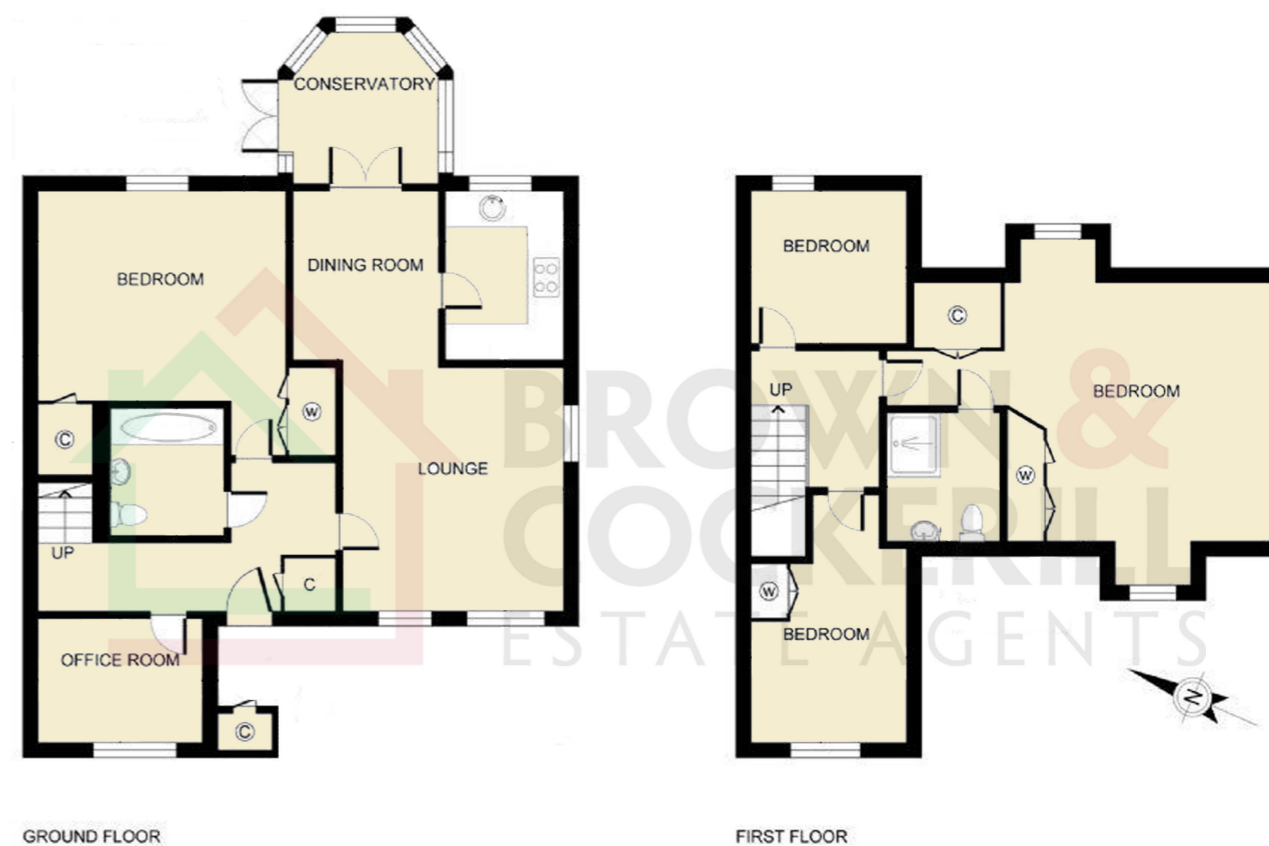
#### Bedroom Three

13' 8" x 8' 7" (4.17m x 2.62m)

#### Bedroom Four

8' 5" x 7' 4" (2.57m x 2.24m)

## 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.