



25 BRODIE CLOSE

RUGBY
WARWICKSHIRE
CV21 3US

£155,000 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 leasehold second floor two bedroom apartment conveniently located for Rugby town centre and railway station. The purpose built block is of standard brick built construction with a tiled roof and benefits from all mains services being connected. There is secure communal entry via an intercom system.

Rugby town centre offers a wealth of shops and stores, public library, churches of several denominations, supermarkets and many restaurants, takeaway outlets and public houses and there is excellent local schooling for all ages.

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.

In brief, the accommodation comprises of an entrance hall with a useful storage cupboard and doors off to the open plan lounge/dining room/kitchen. To the lounge/dining room area, there is a Juliet balcony and the kitchen area benefits from having a fitted oven and hob with extractor over and has space and plumbing for appliances. The master bedroom has a part tiled en-suite shower room with a modern white suite to include a double shower enclosure, pedestal wash hand basin and low level w.c. The well proportioned second bedroom is serviced by the part tiled family bathroom, fitted with a panelled bath with shower attachment, pedestal wash hand basin and low level w.c.

The property benefits from Upvc double glazing and gas fired central heating to radiators.

Externally, there is allocated parking for one vehicle and a useful bike store.

The property is being offered for sale with no onward chain and early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 68 m² (731 ft²).

TENURE: Leasehold with 231 years remaining.

Ground Rent: £180.95 per annum.

Service/Maintenance Charge: £1227.40 every six months.

AGENTS NOTES

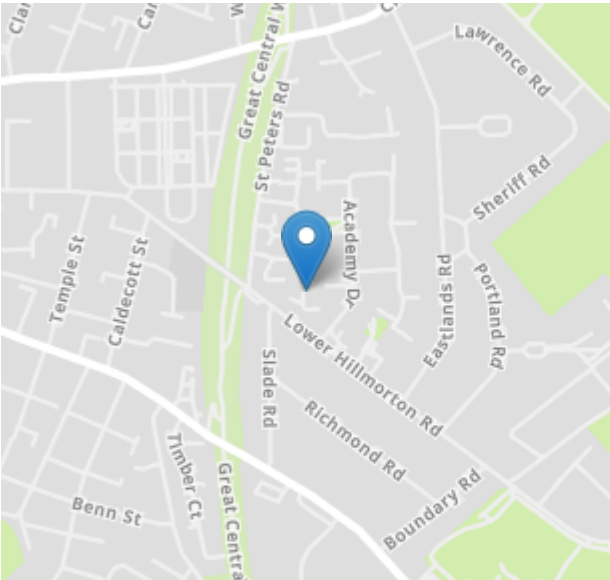
Council Tax Band 'B'.
Estimated Rental Value: £850 pcm approx.
What3Words: ///spice.tins.game

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 Leasehold Second Floor Two Bedroom Apartment
- Conveniently Located for Rugby Railway Station and Town Centre
- Open Plan Lounge/Dining Room/Kitchen with Oven and Hob
- En-Suite Shower Room to Master Bedroom and Further Family Bathroom with Three Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Allocated Off Road Parking for One Vehicle and Bike Store
- Early Viewing Highly Recommended
- No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	78	79
(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

16' 10" x 3' 8" (5.13m x 1.12m)

Open Plan Lounge/Dining Room/Kitchen

Lounge Area: 17' 1" x 14' 4" (5.21m x 4.37m)

Kitchen Area: 11' 5" x 9' 4" (3.48m x 2.84m)

Bedroom One

14' 8" x 9' 11" (4.47m x 3.02m)

En-Suite Shower Room

7' 2" x 5' 5" (2.18m x 1.65m)

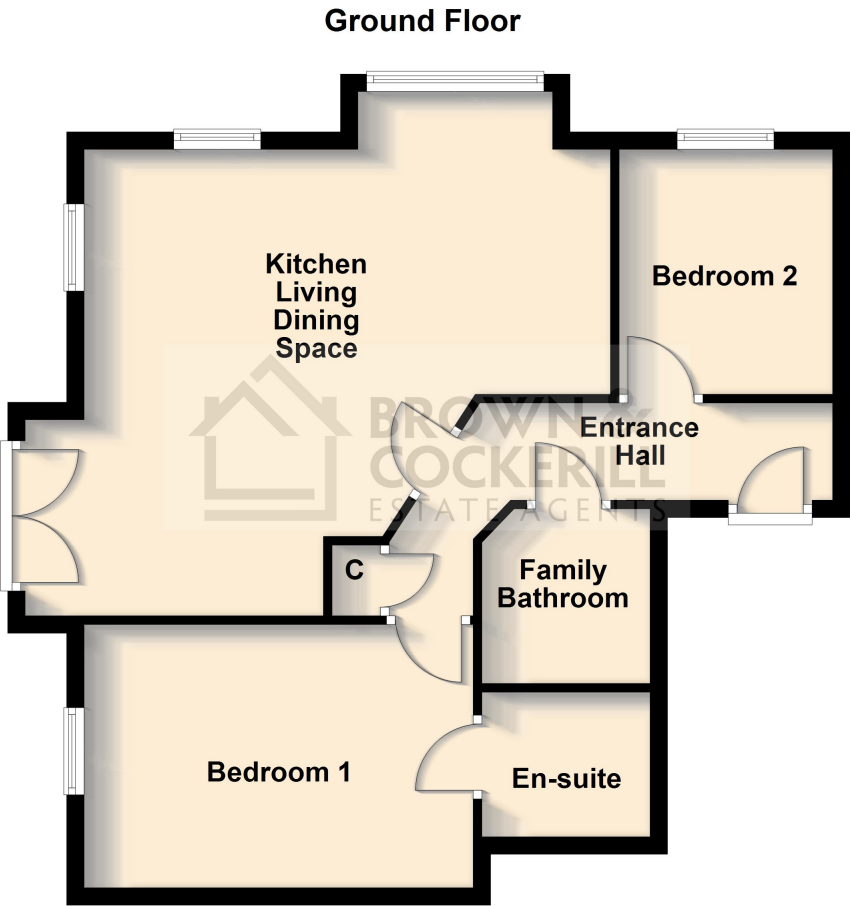
Bedroom Two

9' 4" x 8' 1" (2.84m x 2.46m)

Family Bathroom

6' 7" x 6' 4" (2.01m x 1.93m)

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.