



11 ROWE CLOSE

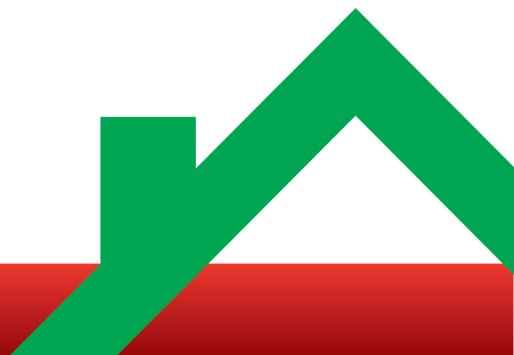
Guide Price £189,950 Leasehold

HILLMORTON
RUGBY
WARWICKSHIRE
CV21 4DL



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this first floor two bedroom leasehold apartment. The purpose built block is situated in the sought after residential area of Hillmorton, Rugby and benefits from all mains services being connected (with the exception of gas).

There are a range of amenities available within the immediate area to include primary and secondary schooling, a parade of local shops and stores, public houses, churches of several denominations and a bus route to Rugby town centre.

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.

The property is accessed via a secure communal entrance with stairs rising to the first floor. In brief, the accommodation comprises of an entrance hall with a large storage cupboard housing the hot water tank and has doors off to the lounge/dining room and kitchen/breakfast room. The kitchen area is fitted with a four ring hob with extractor over; integrated microwave and oven, fridge/freezer and dishwasher with a cupboard providing space and plumbing for an automatic washing machine/tumble dryer. The master bedroom has fitted wardrobe space and benefits from an en-suite shower room. There is a further well-proportioned bedroom which is serviced by the fully tiled family bathroom fitted with a panelled bath with shower over, pedestal wash hand basin and low level w.c. There are ceiling spotlights, electric shaver point, extractor fan and tiled flooring.

The property benefits from Upvc double glazing and electric heating.

Externally, there is a garage with an up-and-over door, power and lighting connected and space for off road parking for one vehicle to the front.

Early viewing is highly recommended to avoid disappointment.

TENURE: Leasehold

Lease Date: 1st July 2005

Term of Lease: 150 years from 1st August 2004, 128 years remaining.

Ground Rent £125 per annum.

Service/Maintenance Charge £2,878 per annum.

AGENTS NOTES

Council Tax Band 'B'.
Estimated Rental Valye: £950 pcm approx.
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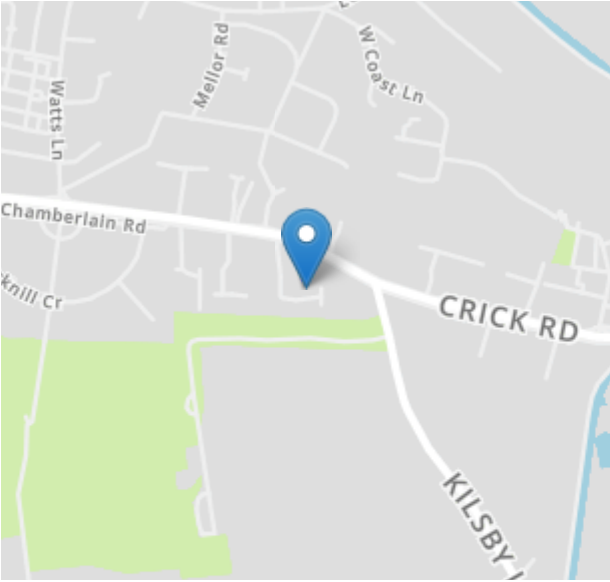
MORTGAGE & LEGAL ADVICE

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 Two Bedroom First Floor Apartment
- Sought After Residential Location
- Lounge/Dining Room
- Kitchen Breakfast Room with Integrated Appliances
- En-Suite Shower Room to Master Bedroom and Further Family Bathroom with Three Piece White Suite
- Upvc Double Glazing and Electric Heating
- Garage with Off Road Parking to Front
- Early Viewing is Highly Recommended to Avoid Disappointment



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

First Floor

Entrance Hall

16' 4" x 3' 11" (4.98m x 1.19m)

Lounge/Dining Room

16' 4" x 12' 8" maximum (4.98m x 3.86m maximum)

Kitchen/Breakfast Room

12' 4" x 8' 4" (3.76m x 2.54m)

Bedroom One

12' 4" x 12' 3" (3.76m x 3.73m)

En-Suite Shower Room

4' 10" x 4' 4" (1.47m x 1.32m)

Bedroom Two

9' 7" x 9' 1" (2.92m x 2.77m)

Family Bathroom

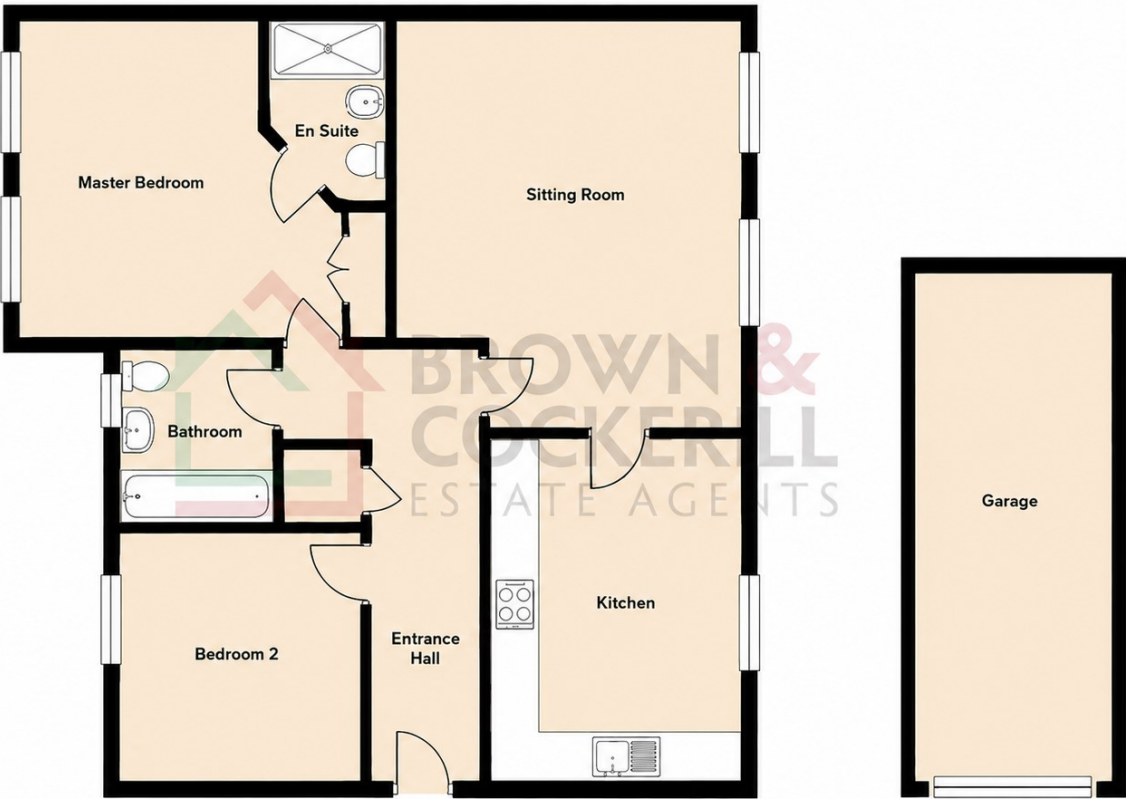
6' 8" x 6' 1" (2.03m x 1.85m)

Externally

Garage

17' 8" x 8' 3" (5.38m x 2.51m)

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.