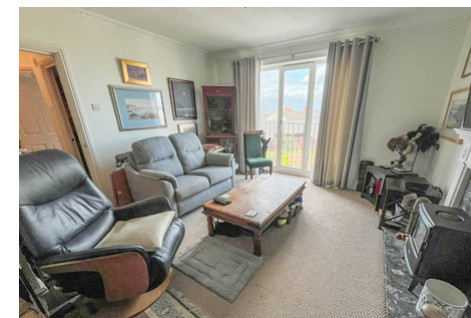




16 HANOVER GARDENS

ALBERT STREET
RUGBY
WARWICKSHIRE
CV21 2SN

£115,000 Leasehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom second floor leasehold apartment conveniently situated for Rugby town centre and railway station. This purpose-built development is specifically for persons over the age of 55 years and is of standard brick built construction with a tiled roof and benefits from all mains services connected (with the exception of gas).

The property is within walking distance of the railway station and town centre which offers a wealth of shops and stores, public library, churches of several denominations, supermarkets and many restaurants, takeaway outlets, 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 can be accessed via a secure communal entry system and comprises of an entrance hall with a large storage cupboard and a lounge with feature fireplace and Juliet balcony. The fitted kitchen has integrated oven and hob with extractor over; space and plumbing for appliances and serving hatch to the lounge. The modern shower room is fitted with a three piece white suite to include a double shower enclosure, low level w.c. and vanity unit with inset wash hand basin.

The property benefits from Upvc double glazing, electric heating.

Externally, there are pretty communal gardens laid to lawn with a paved patio area, ideal for al fresco dining and entertaining. There is secure off road parking for residents available in the carpark to the rear.

The apartment is offered for sale with no onward chain and early viewing is considered essential.

Gross Internal Area: approx. 54 m² (581 ft²).

TENURE: Leasehold

Lease Term: 991 Years from June 1988 - 960 Years Remaining

Ground Rent, Service & Maintenance Charges: £900 per annum combined.

AGENTS NOTES

Council Tax Band 'B'.
What3Words: ///brands.note.dips

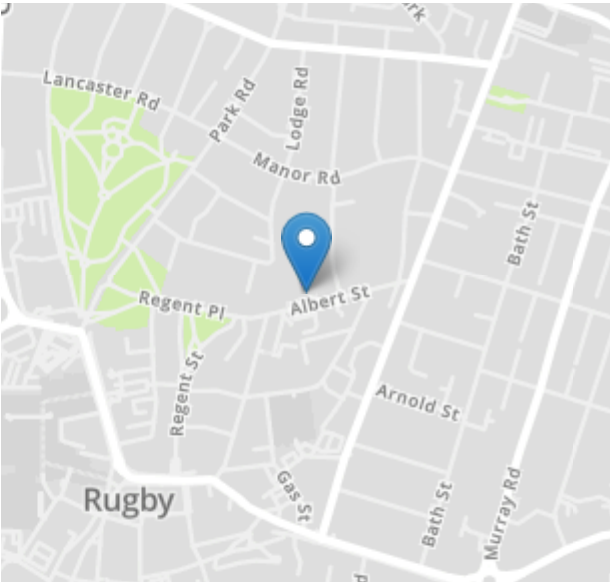
MORTGAGE & LEGAL ADVICE

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 Second Floor Purpose Built Apartment**
- **Specifically for Persons Over 55 Years**
- **Conveniently Located for Rugby Town Centre and Railway Station**
- **Lounge with Juliet Balcony and Fitted Kitchen with Oven and Hob**
- **Shower Room with Three Piece White Suite**
- **Upvc Double Glazing and Electric Heating**
- **Allocated Off Road Car Parking Space**
- **Early Viewing is Highly Recommended and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	78
(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

10' 11" maximum x 6' 8" maximum (3.33m maximum x 2.03m maximum)

Storage Cupboard: 6' 4" maximum x 5' 3" maximum (1.93m maximum x 1.60m maximum)

Lounge

19' 6" maximum x 13' 4" maximum (5.94m maximum x 4.06m maximum)

Kitchen

7' 1" maximum x 7' 0" maximum (2.16m maximum x 2.13m maximum)

Bedroom One

12' 5" maximum x 8' 10" maximum (3.78m maximum x 2.69m maximum)

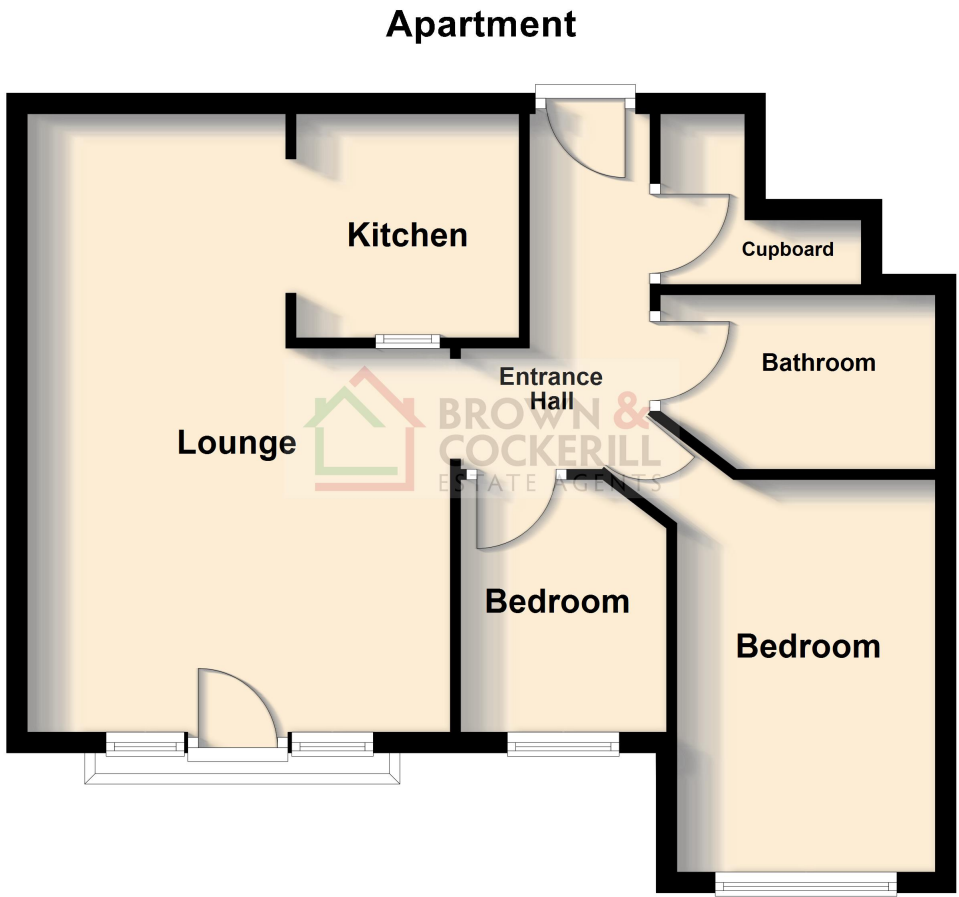
Bedroom Two

8' 4" x 6' 6" (2.54m x 1.98m)

Shower Room

8' 8" x 5' 6" (2.64m x 1.68m)

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.