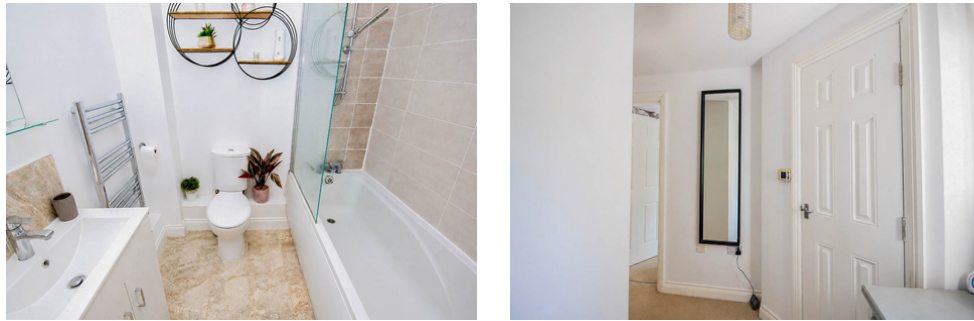




30 LAWFORD BRIDGE CLOSE

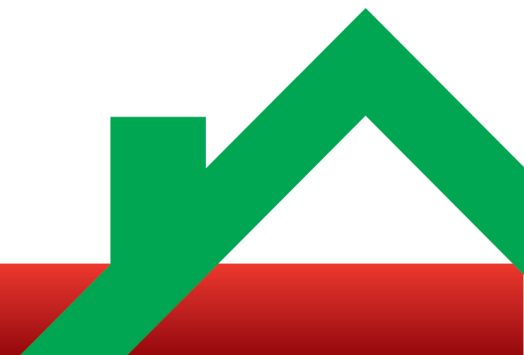
£125,000 Leasehold

RUGBY
WARWICKSHIRE
CV21 2AE



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 modern purpose built two bedroom leasehold first floor apartment situated within this popular residential area of Rugby.

There are a range of amenities available within the immediate area to include shops, hot food takeaway outlets, public houses, recreational park, churches of several denominations and local schooling for all ages.

Rugby Railway Station operates a regular intercity mainline service to Birmingham New Street and London Euston in under an hour and there is also convenient commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks.

The property is accessed via a secure communal front entrance door with stairs rising to further floors. The accommodation comprises of an entrance hall with a useful storage cupboard and doors off to an open plan lounge/dining room/kitchen. To the lounge area, there is a Juliet balcony and the kitchen area has a built-in four ring electric hob with oven and extractor over, has space for an upright fridge/freezer and plumbing for an automatic washing machine.

There are two well proportioned bedrooms with the master bedroom having a Juliet balcony with French doors (opening inwards) allowing for views over the communal gardens. Both bedrooms are serviced by the modern, refitted family bathroom which has a three piece white suite to comprise of a panelled bath with shower and screen over; vanity unit with inset wash hand basin, low level VVC.

The property benefits from Upvc double glazing, has electric heating throughout and is of standard construction. Main water, mains electricity are connected (no gas).

Externally, there are communal gardens and one allocated parking space with additional visitor spaces available.

Gross Internal Area: approx. 55 m² (592 ft²).

TENURE: Leasehold.
Term: 107 years remaining.
Ground Rent: £125 per annum approx.
Service/Maintenance Charge: £1453.93 per annum approx (covering health and safety, pest control, insurance, cleaning, gardening, repairs, waste removal, window cleaning, security and communal smoke alarms).

AGENTS NOTES

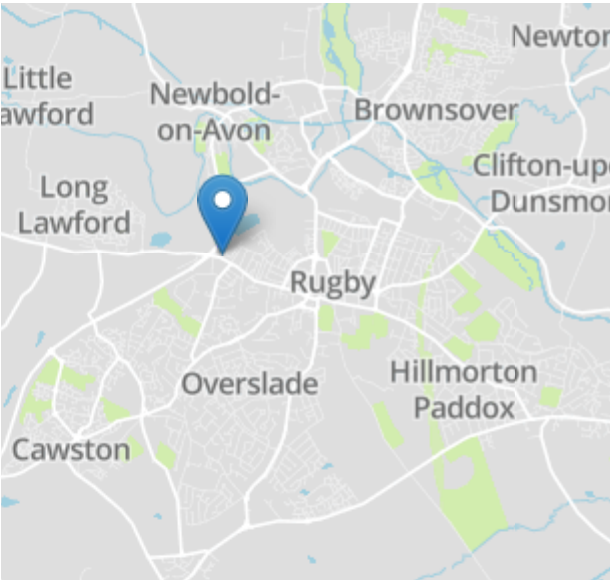
Council Tax Band 'A'.
Estimated Rental Value: £900 pcm approx.
What3Words: ///ears.camp.zone

MORTGAGE & LEGAL ADVICE

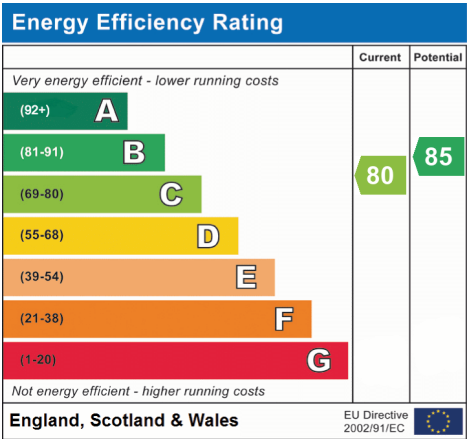
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Two Bedroom First Floor Apartment
- Popular Residential Location
- Open Plan Lounge/Dining Room/Kitchen
- Refitted Family Bathroom with Modern Three Piece White Suite
- Electric Central Heating
- Upvc Double Glazing
- Alocated Car Parking Space
- Early Viewing is Highly Recommended to Avoid Disappointment



ENERGY PERFORMANCE CERTIFICATE

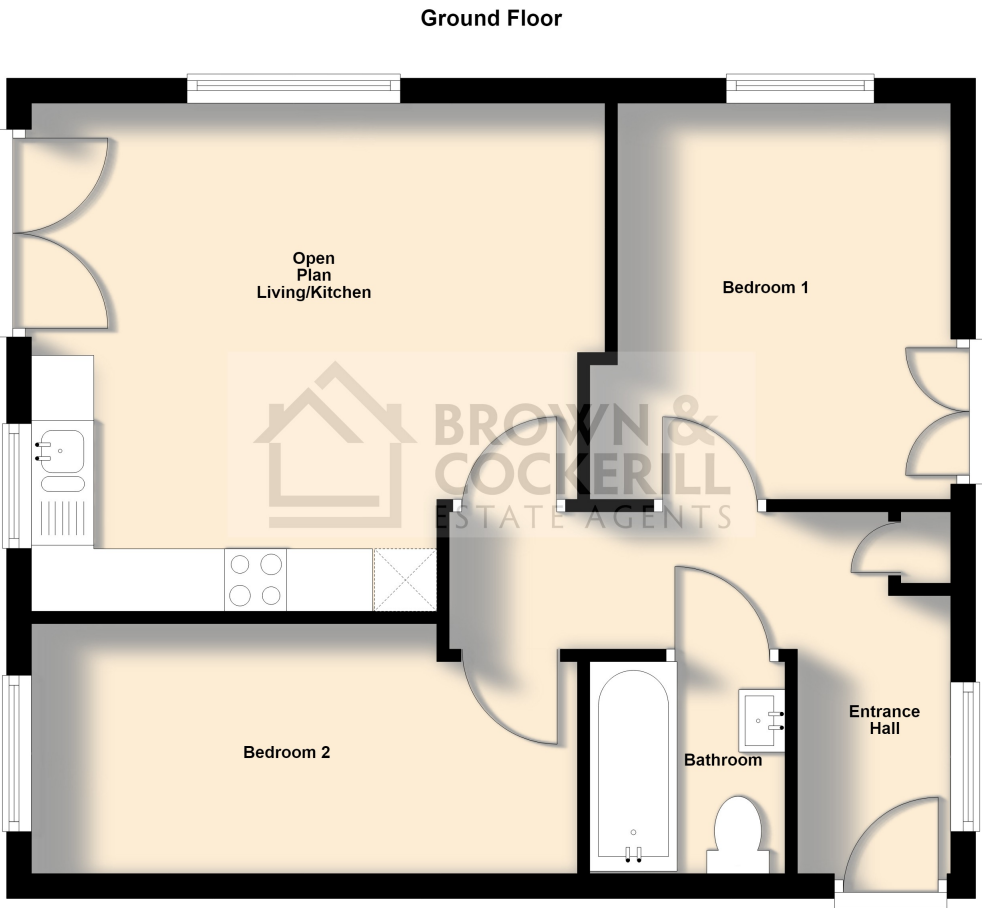


ROOM DIMENSIONS

Entrance Hall
12' 3" x 9' 3" maximum (3.73m x 2.82m maximum)
Open Plan Lounge/Dining Room/Kitchen
16' 4" x 11' 7" (4.98m x 3.53m)
Bedroom One
11' 7" x 10' 2" (3.53m x 3.10m)

Bedroom Two
14' 5" x 6' 5" (4.39m x 1.96m)
Refitted Family Bathroom
6' 5" x 5' 7" (1.96m x 1.70m)

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.