



Ellis Brooke



69 Martin Lane

, Rugby, CV22 7RF

Guide price £110,000



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Entrance

The property is accessed from the communal hallway via a front door.

Hallway

The hallway has doors that provide access through to all of the accommodation. Further to this there is access to a useful storage cupboard and further airing cupboard.

Living Room

17'10" x 10'9" (5.46m x 3.3m)

A spacious room that benefits from two windows to the front elevation that flooded the room with natural light. There is a serving hatch through to the kitchen.

Kitchen

7'3" x 8'10" (2.22m x 2.7m)

The kitchen comprises a range of base units with a complementary worktop over. To the side elevation there is a window providing natural light and in addition there is a useful storage cupboard.

Bedroom 1

8'6" x 11'8" (2.6m x 3.56m)

A double bedroom with a window to the rear elevation.

Bedroom 2

8'11" x 10'7" (2.74m x 3.24m)

A double bedroom with a window to the rear elevation. This bedroom further benefits from a fitted wardrobe.

Bathroom

5'8" x 5'8" (1.75m x 1.75m)

With a suite that comprises a low-level flush WC, wash hand basin and paneled bath with electric shower over. Within the bathroom there is tiling to the splash back areas and there is a heated tail rail.

Communal Areas

The building benefits from entrance doors to both the front and rear elevations. The communal hallway has stairs that rise, with the entrance to the apartment being located on the second floor.

Garage

15'9" x 7'3" (4.82m x 2.23m)

The apartment benefits from a single garage which has a manual up and over door to the front elevation. The garage is numbered 336.

Parking

On street parking is available on a first come first serve served basis. Vehicle parking is available within the garage.

Outside

To both the front and rear elevations of the building there are areas of communal green space. The green space has range of mature shrubs, hedges and planting dispersed throughout.

Agents Notes - Lease Information

The property is sold on a lease hold basis and there is a 132 years remaining on the lease.

An annual service charge of £1506 is payable. Currently paid

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Road Map



Hybrid Map



Terrain Map



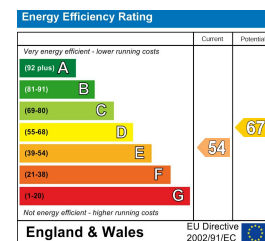
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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