



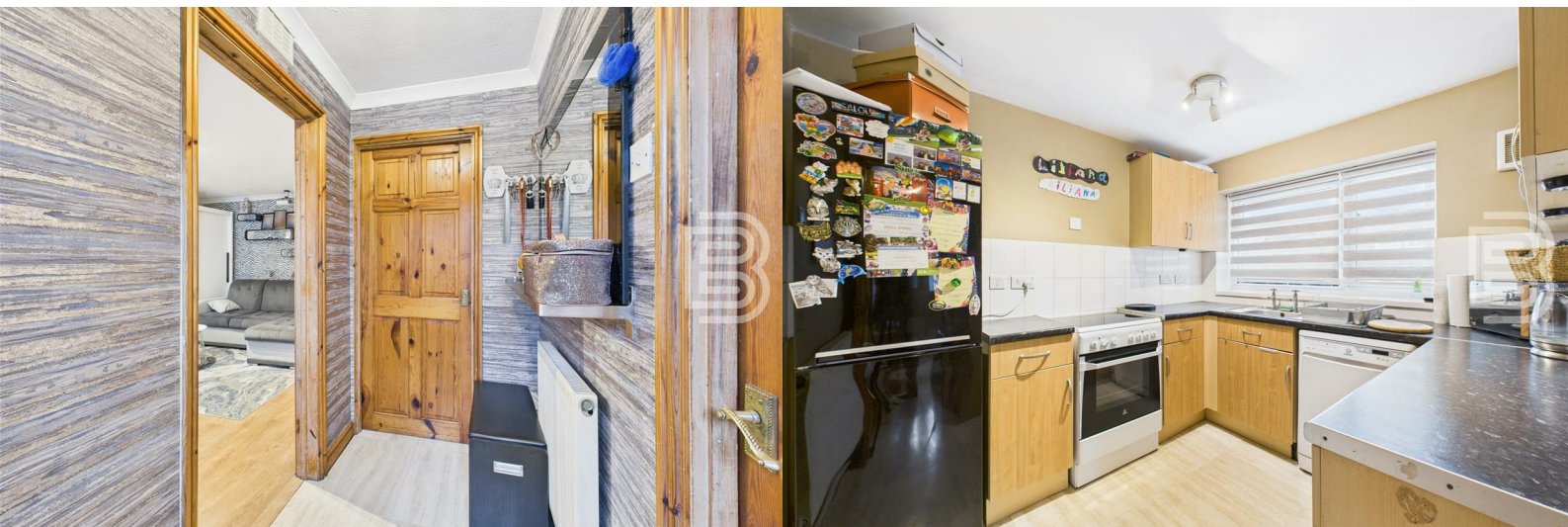
Ellis Brooke



12 Ashman Avenue

Long Lawford, Rugby, CV23 9AG

Guide price £120,000



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Entrance Hall

7'2" x 4'0" (2.2m x 1.22m)

The entrance hall gives access to the store room, living room and kitchen.

Kitchen

8'4" x 8'11" (2.56m x 2.74m)

The kitchen itself comprises of a range of base and eye level units with a complementary worktop over. To the side elevation there is a window that provides natural light and within the kitchen there is space for a tall fridge freezer, electric oven and dishwasher.

Living Room

15'11" x 12'11" (4.87m x 3.95m)

A generously sized room with a large window to the front elevation flooding the room with natural light. To the rear elevation of the room there is a door which gives access through to.

Inner Hallway

5'7" x 2'9" (1.71m x 0.84m)

The inner hallway has doors which provide access through to.

Bedroom 1

12'10" x 9'7" (3.92m x 2.94m)

A good size double bedroom with a window to the side elevation. This bedroom further benefits from two good sized fitted storage cupboards.

Bedroom 2

8'7" x 12'2" (2.63m x 3.73m)

A small double/large single bedroom that benefits from a window to side elevation and further door which provides access to the outside.

Bathroom

5'10" x 9'0" (1.8m x 2.75m)

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 a frosted window to the side elevation, tiling to all splash back areas and a wall mounted radiator.

Store Room

7'2" x 4'11" (2.19m x 1.5m)

A useful storage space, accessed from the entrance hall, that provides ample space for cloaks and shoe storage.

Outside Space

To the front of the apartment is an area of garden space. The garden space has been laid to lawn. There is gated access from the public highway garden space. This property further benefits from two external brick built storage buildings.

Parking

On street parking is available on a first come first serve served basis to the front of the property.

Lease Information and Charges

This property is sold on a leasehold basis. The lease was created on 15/12/2019 for a period of 125 years. There is currently 118 years remaining on the lease.

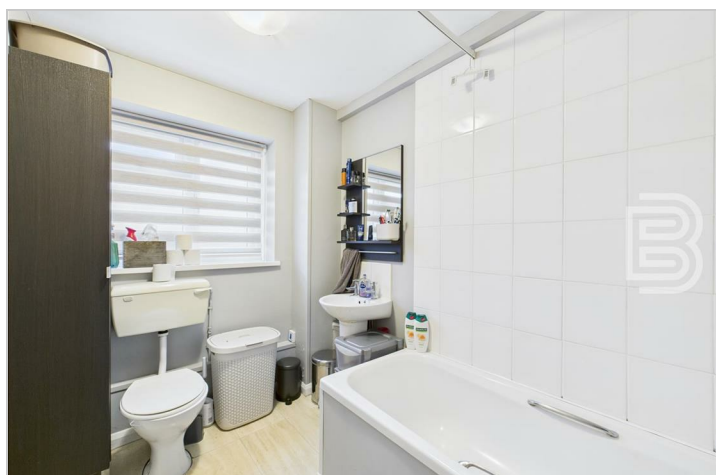
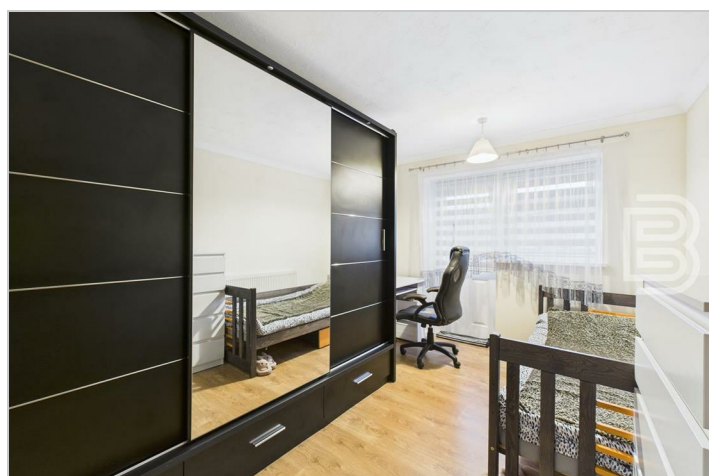
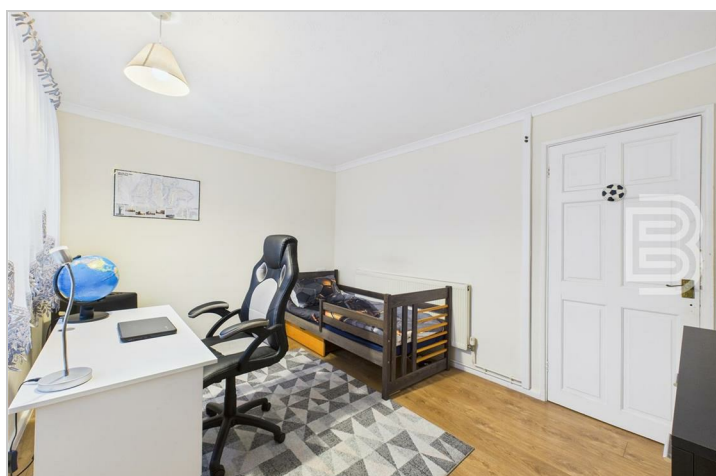
The property is subject to a Ground Rent charge - this cost is £10 per year.

The property is subject to a Service Charge - this cost was around £515 for the year of 2025. It is expected this cost will be around £600 for the year of 2026.

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



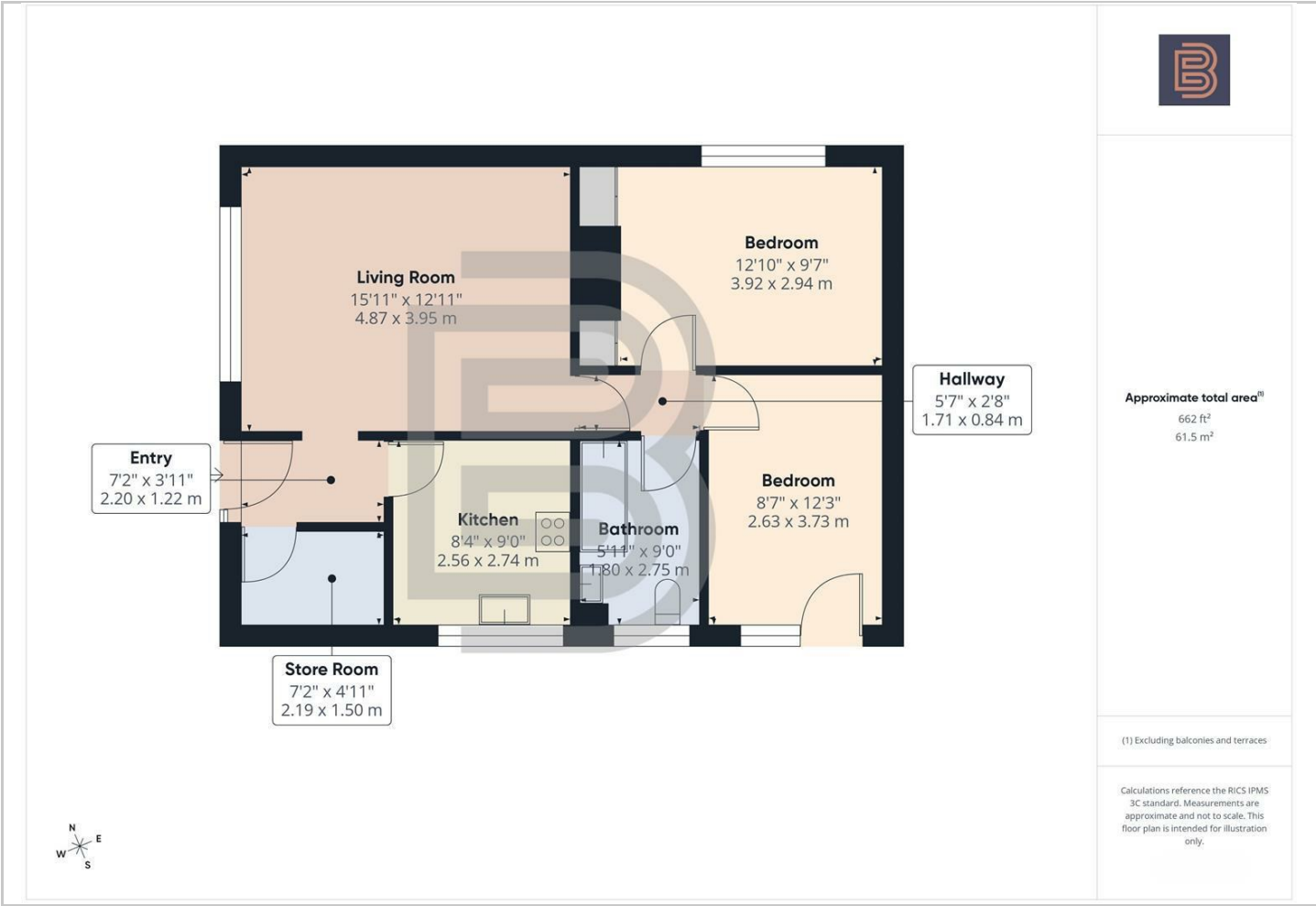
Hybrid Map



Terrain Map



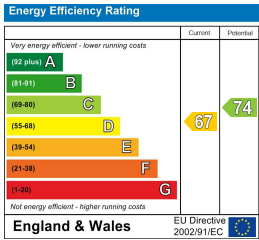
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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