



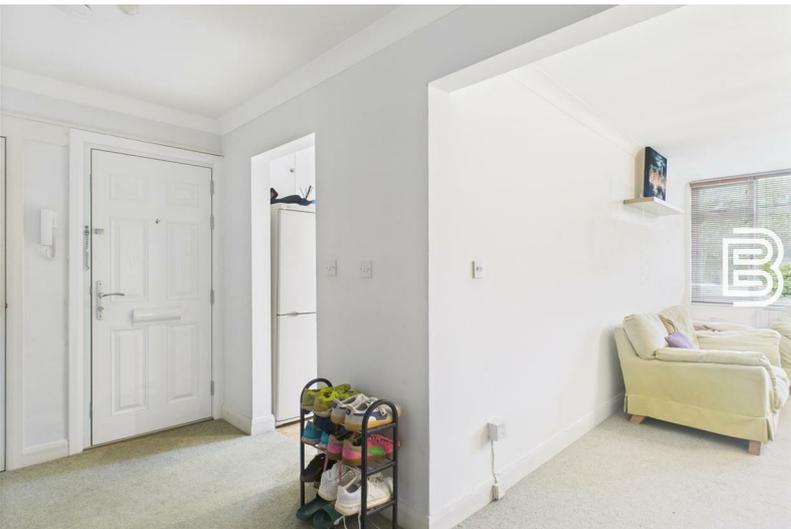
Ellis Brooke



7 Morton Court Hillmorton Road

, Rugby, CV22 5HF

Guide price £150,000



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Entrance Hall

Composite front door. Electric heater. Doorways to Kitchen and to Living Room. Doors off to both bedrooms, shower room and storage cupboard. Coving.

Kitchen

Double glazed window to the front aspect. Full range of base and eye level units with work surfaces over and tiling to splashbacks. Integrated oven and microwave. Integrated electric hob and extractor. Space for fridge/freezer. Space and plumbing for washing machine. Integrated dishwasher. Inset spotlights. Extractor.

Living Room

Double glazed window to the front aspect. Electric heater. Built in storage cupboards along one wall. Coving.

Bedroom One

Double glazed window to the rear aspect. Electric heater. Coving.

Bedroom Two

Double glazed window to the rear aspect. Electric heater. Coving.

Shower Room

Fully tiled. Airing cupboard. Double shower cubicle. Pedestal wash hand basin. Low flush WC. Heated towel rail. Extractor.

Communal Entrance Hallway

Part glazed front door into communal entrance and lobby. One flight of stairs up to this property. Further flight of stairs down giving access to storage areas.

Storage Area

Located underneath the apartments. Lockable secure brick built storage.

Outside / Parking

Extensive communal lawned garden to the front of the property with pathway from the road and enclosed by hedges. Across the rear of the property is parking space for multiple vehicles (non allocated/residents only). There is also use of an outside clothes drying area.

Lease Information

Lease term is 999 years from 21/11/2022

Service Charge is £250 per quarter

The Management Company itself is run by the residents.

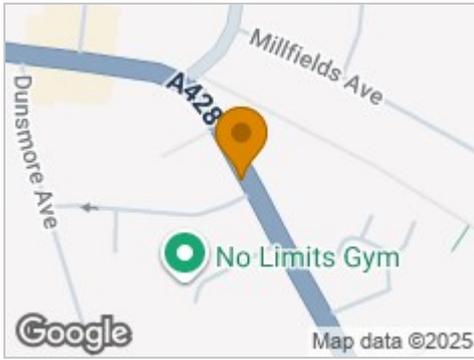
Money Laundering Regulations

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

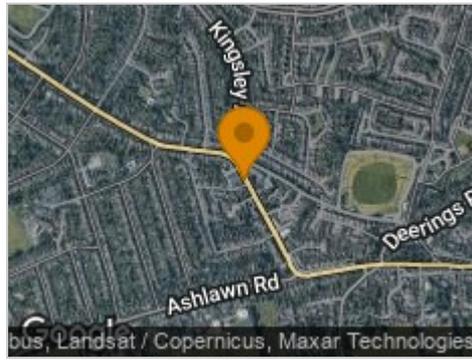
these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



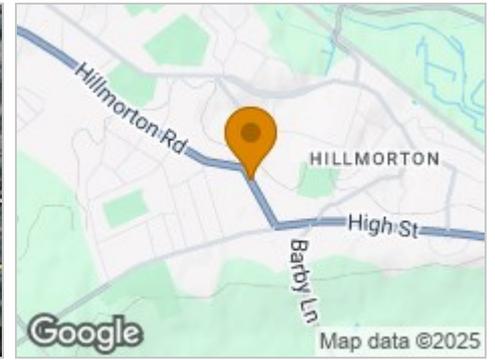
Road Map



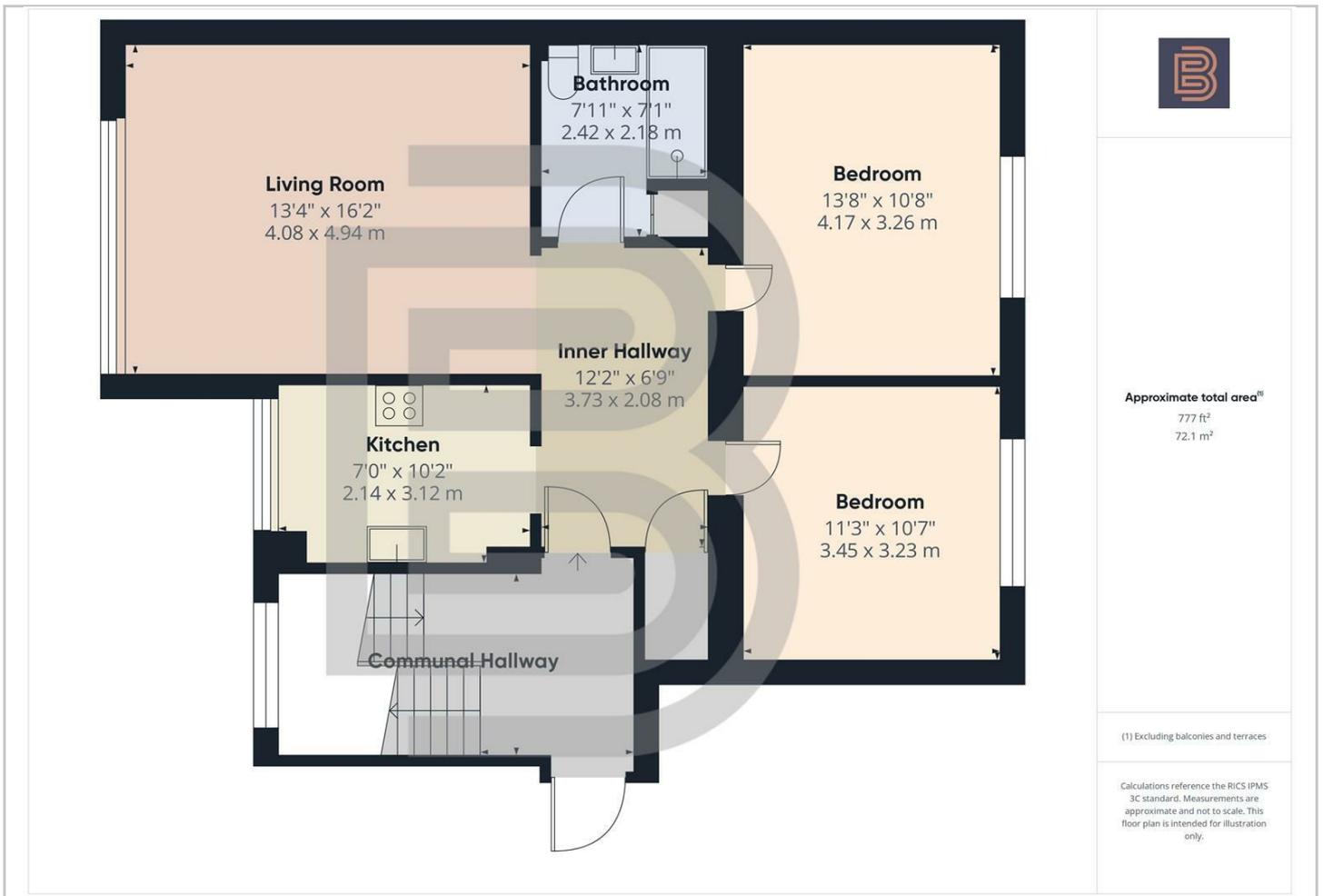
Hybrid Map



Terrain Map



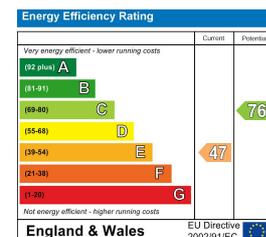
Floor Plan



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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