



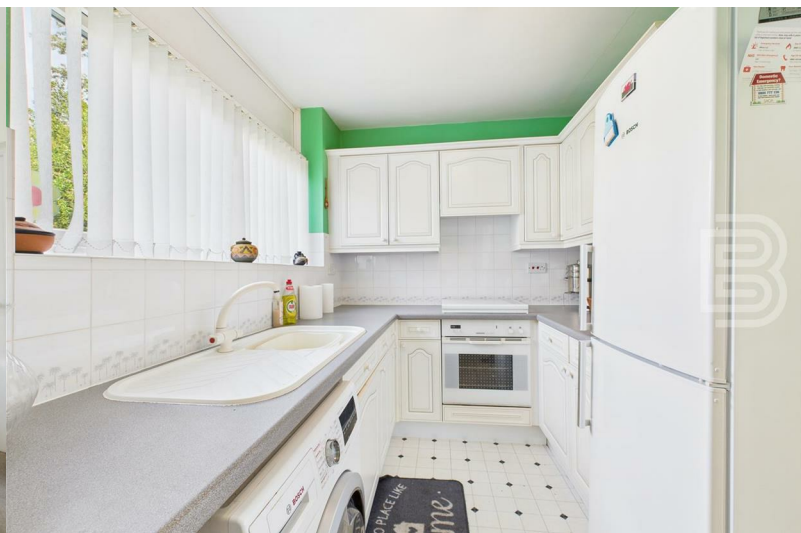
# Ellis Brooke



## 10 March Court Dunchurch Road

, Rugby, CV22 6AG

**Guide price £130,000**



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## Entrance Hall

2'5" x 10'5" (0.75m x 3.18m)

Accessed from the communal hallway by a front door. The entrance hall provides space for coats and shoe storage and also gives access to a useful storage cupboard, which houses the gas meter. From the entrance hall there is a door which gives access through to.

## Living Room

11'5" x 15'5" (3.5m x 4.72m)

A spacious room with a large window to the front elevation that provides a view over the communal grounds. To the rear elevation of the living room there is a door which gives access to the kitchen and the side elevation, a door which gives access to the inner hallway.

## Kitchen

10'0" x 7'0" (3.05m x 2.14m)

The kitchen comprises of a range of base and eye level units with a complementary worktop over. Within the kitchen there is a fitted electric oven with a four ring gas hob and extractor fan over. Further to this there is space for a washing machine and tall fridge freezer. To the rear elevation of the room there is a window and the kitchen also provides access to a storage cupboard

## Inner Hallway

5'11" x 4'11" (1.81m x 1.5m)

The inner hallway has doors which provide

access through to both bedrooms and the bathroom.

## Bedroom 1

11'6" x 10'4" (3.51m x 3.16m)

A spacious double bedroom that benefits from a range of fitted wardrobes along with an additional fitted storage cupboard. To the front elevation there is a window which provides a view over the communal grounds.

## Bedroom 2

7'2" x 10'0" (2.19m x 3.06m)

A single bedroom that benefits from a fitted storage cupboard. To the rear elevation there is a window.

## Bathroom

6'0" x 6'11" (1.84m x 2.12m)

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 all splash back areas and to the rear elevation a frosted window.

## Garage

8'0" x 16'6" (2.45m x 5.03m)

The garage has a manual up and over door to the front elevation.

## Communal Hallway

Accessed via double opening doors where there are stairs that rise to the first floor. The first floor communal landing, provides access to the apartment itself via a front door.

Tel: 01788 221242

### Communal Grounds

March Court is spread over three buildings that surround a communal garden area. The communal garden has in the main being laid to lawn with tarmac pathways, connecting each building and the parking area and garages. There are a range of mature shrubs, hedges and planting dispersed throughout the grounds. There are steps that lead down to the communal entrance for the building.

### Parking

Parking is available on site on a first come first served basis. Additional parking is available within the garage.

### Lease Information

Ground Rent £50 p/a

Service Charge £1860 p/a

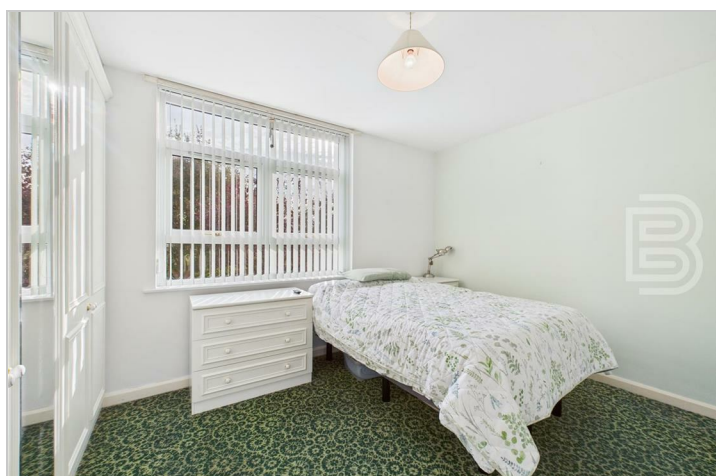
999 Year Lease from 1982

No rental properties are permitted here

### 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.



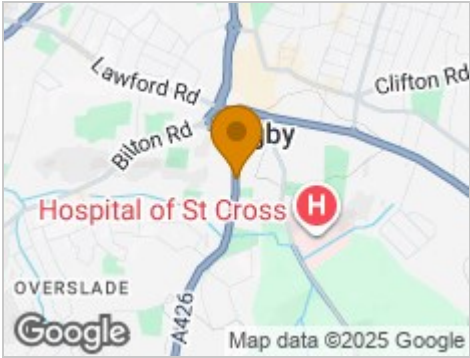
Road Map



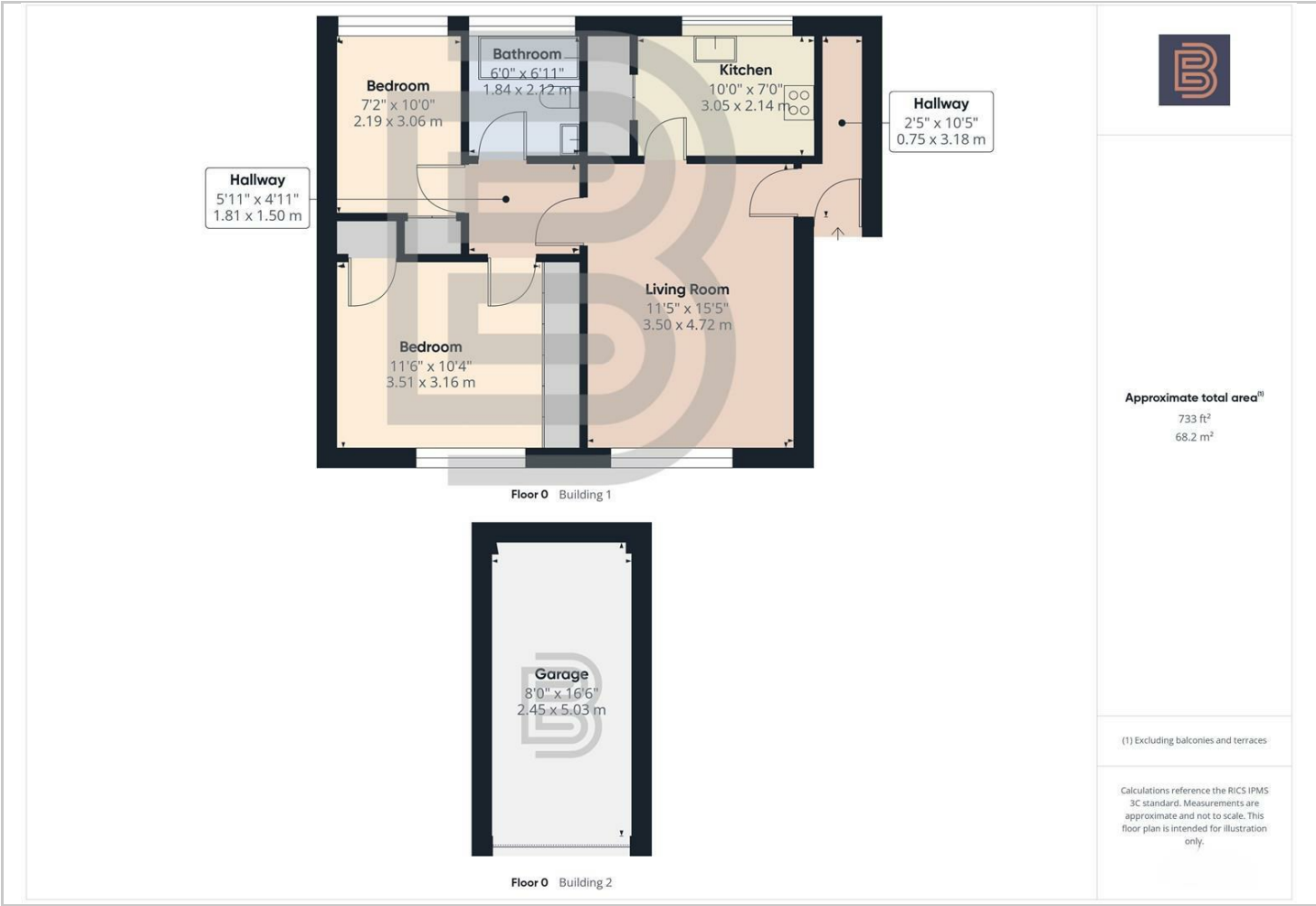
Hybrid Map



Terrain Map



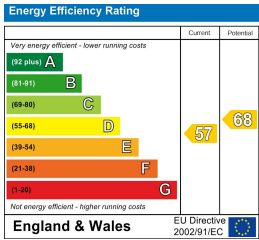
Floor Plan



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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