



# Ellis Brooke



## Flat 21 Ross Court Curie Close

, Rugby, CV21 3PF

**Guide price £90,000**





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## Communal Entrance

Secure intercom entry system. Stairs and lift to First Floor (where this property is located)

## Apartment Entrance

Solid wood front door into apartment entrance area. Coving. Doors off to all accommodation plus a sizeable storage/airing cupboard (measuring 6'4" x 2'9")

## Lounge/Diner

22'2" x 10'5" max (narrows to 6'6" near window)  
(6.76m x 3.18m max (narrows to 1.98m near window))

Double glazed window to the front aspect. Electric heater. Double doors into Kitchen. Coving. TV & Telephone points.

## Kitchen

7'6" x 7'1" max (2.29m x 2.16m max)

Double glazed window to the front aspect. Range of base & eye level units with work surface over & tiling to splashbacks. Stainless steel sink/drainers. Integrated oven plus hob & extractor. Space for a fridge & for a freezer. Coving. Heater.

## Bedroom

13'6" + wardrobe 9'3" max (tapering room)

(4.11m + wardrobe 2.82m max (tapering room))

Double glazed window to the front aspect. Electric wall heater. Fitted wardrobe. Telephone point. Coving.

## Shower Room

6'8" x 5'5" (2.03m x 1.65m)

Fully tiled. Low flush WC. Wash hand basin set into vanity unit. Over-size shower cubicle. Extractor. Wall heater and heated towel rail. Coving.

## Property Benefits

Available to buyers aged 60 or over (a live-in partner can be 55).

Age restricted, full ownership.

\*Lift to all floors.

\*Communal gardens around the perimeter

\*Residents Lounge & Laundry Room

\*Private Secure Parking (with visitor parking)

\*On-site Manager

\*Bookable Guest Flat

\*Apello Call System in every property

## Notes

Lease Term : 100 Years Remaining

Annual Ground Rent : £610

Annual Service Charge : £3500

These charges include the use and upkeep of all communal areas (outside and inside) plus guest flat, lift and parking area.

## 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 a n 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.



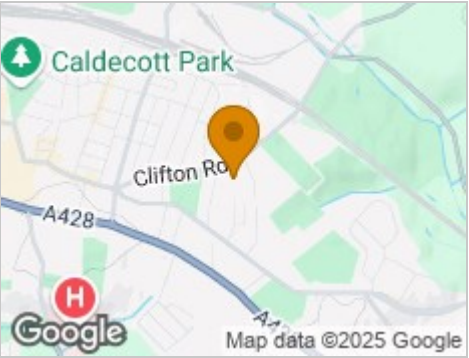
Road Map



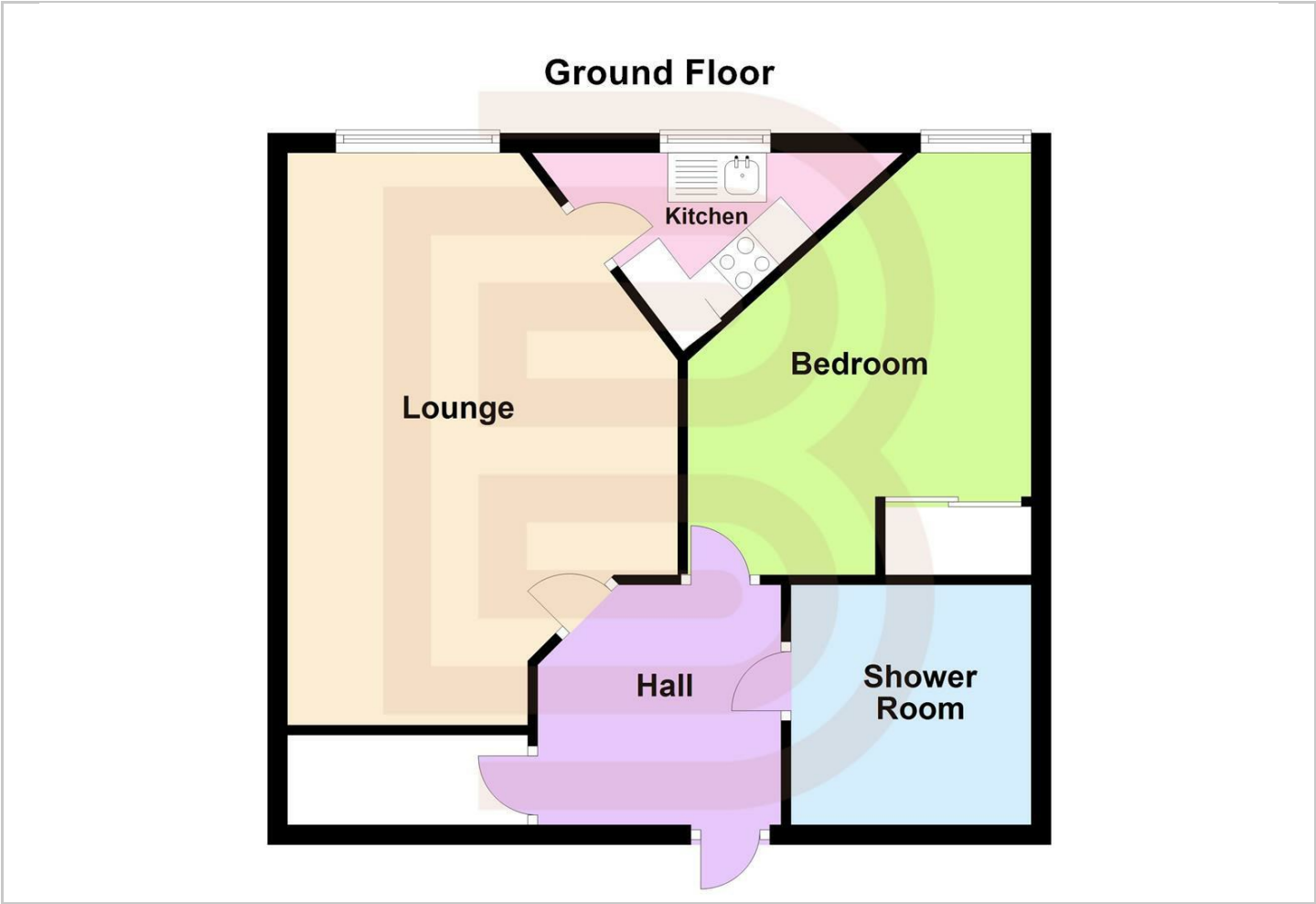
Hybrid Map



Terrain Map



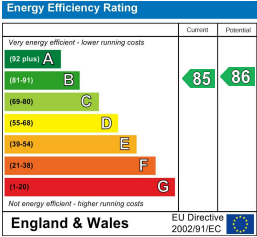
Floor Plan



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.

