



Ellis Brooke



6 Lawford Bridge Close

, Rugby, CV21 2AE

Offers in excess of £127,000



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Entrance Hall

Accessed through the communal areas and through a composite front door. The entrance hall gives access to a useful storage cupboard and further to this there are doors which provide access through to all accommodation. To the rear elevation there is a window.

Open Plan Living/Kitchen Space

16'4" x 14'7" (4.98m x 4.45m)

A spacious room that benefits from dual aspect windows found to both the front and side elevations. The kitchen area itself 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 electric hob and extractor fan over. In addition to this there is space and plumbing for a washing machine and tall fridge freezer. Within the room there is ample space for seating and dining.

Bedroom 1

10'2" x 11'8" (3.1m x 3.56m)

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

Bedroom 2

14'3" x 6'6" (4.36m x 1.99m)

A double bedroom that benefits from a window to the front elevation.

Bathroom

6'6" x 5'7" (1.99m x 1.71m)

With a suite that comprises of a low level flush WC, wash hand basin and panelled bath with mixer shower over. Within the bathroom there is tiling to all splash back areas.

Communal Areas

The building is accessed through a communal entrance. There are stairs that rise to the first floor where access to the apartment is gained.

Parking

Located in front of the building is a communal car park where one allocated parking space is offered with this apartment. The relevant parking space is numbered 6. Further visitor parking is available on a first come first served basis.

Garage

16'1" x 8'5" (4.92m x 2.58m)

The apartment is sold with a single garage, which has a manual roller shutter door to the front elevation. The garage is located within the development.

Lease Information

This property is sold on a leasehold basis.

The lease was set for a period of 125 years and has a remaining 107 years.

Ground Rent and Service Charge

This property is subject to an annual Ground

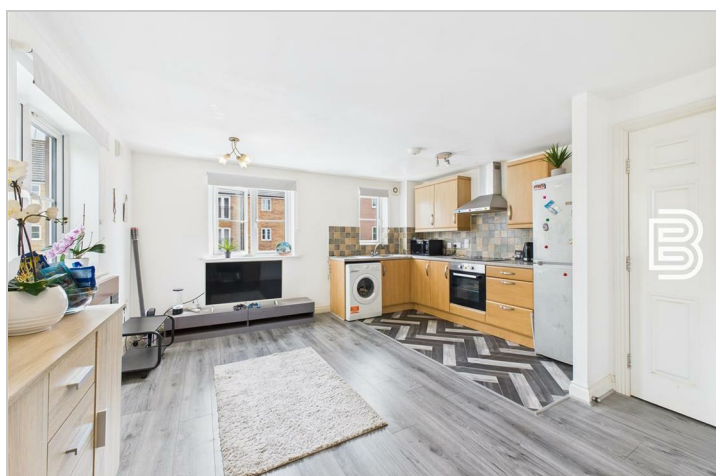
Rent and Service Charge, the figures currently are as follows:

Ground Rent £125 per year.

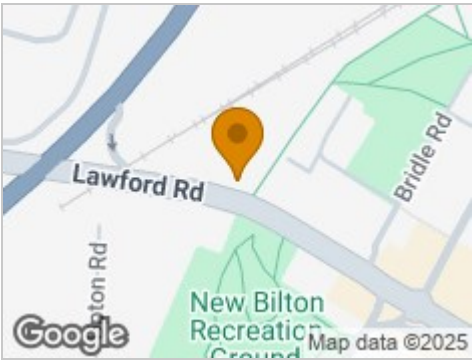
Service Charge £1353.53 per year.

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.



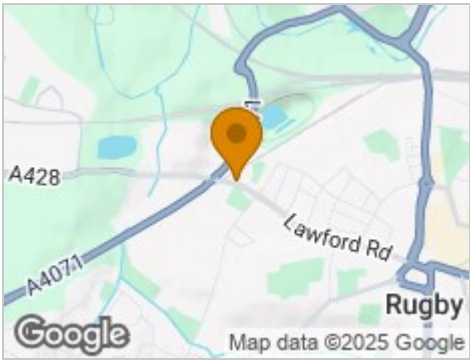
Road Map



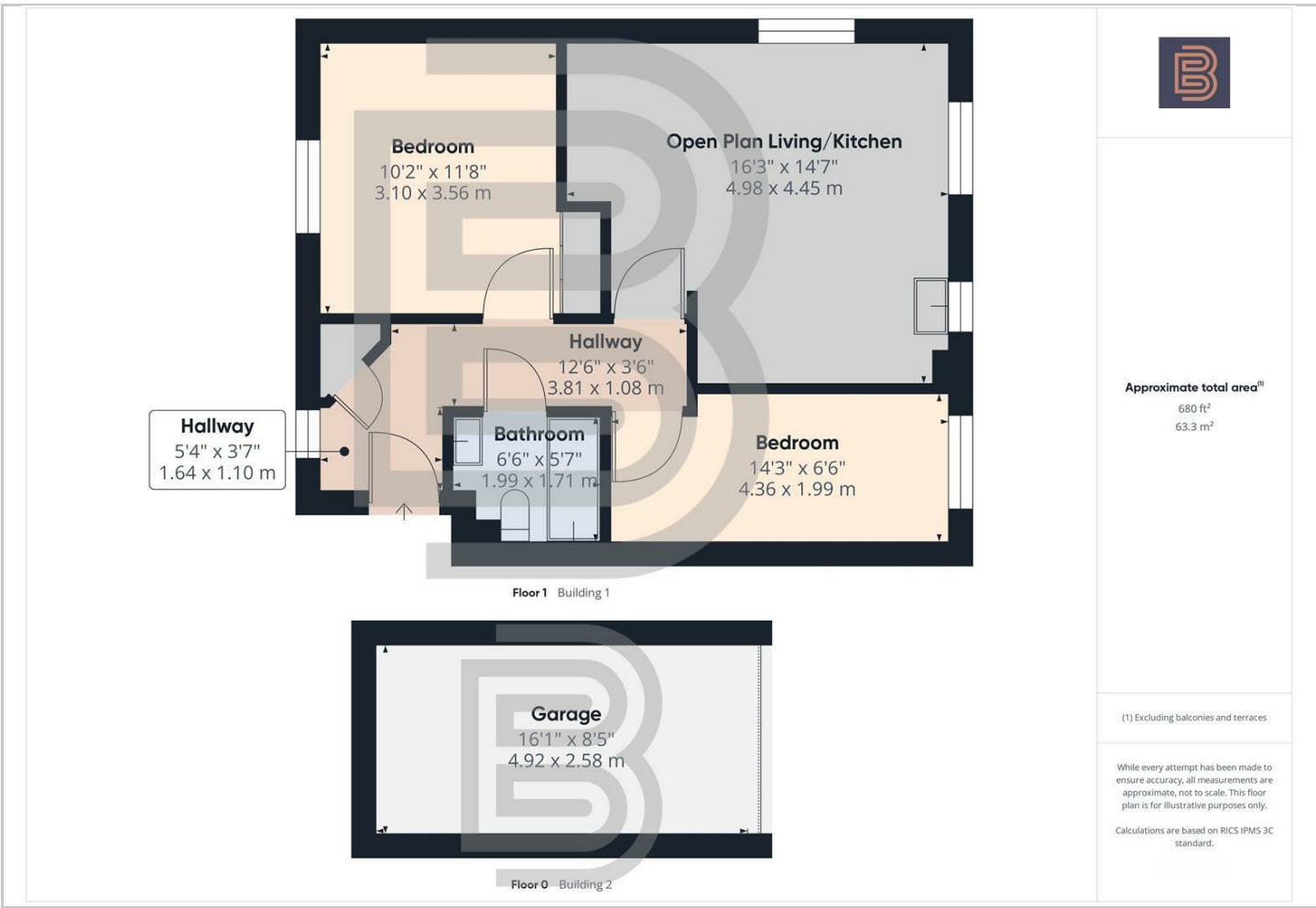
Hybrid Map



Terrain Map



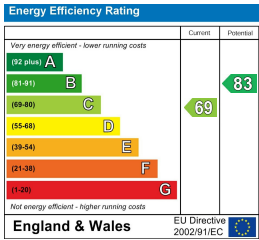
Floor Plan



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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