



Ellis Brooke



Flat 5 Trinity Court Church Street

, Rugby, CV21 3PU

Guide price £92,500



Flat 5 Trinity Court Church Street

, Rugby, CV21 3PU

Guide price £92,500



Apartment Entrance

Wooden front door. Doors off to Lounge, Bedroom, Shower Room & Storage Cupboard (housing water cylinder). Security and safety intercom system. Coving.

Lounge

17'6" x 10'6" max (5.33m x 3.20m max)

Double glazed window and door out onto garden. Double doors to kitchen. Electric heater. Electric fire with surround. Coving.

Kitchen

7'4" x 7'6" (2.24m x 2.29m)

Double glazed window to the garden. Range of base and eye level units with work surface over. Integrated oven and hob. Space for fridge. Space for further under-counter appliance. Stainless steel sink. Tiling to splashbacks. Extractor. Wall mounted heater. Coving.

Bedroom

12' x 9'2" max (3.66m x 2.79m max)

Double glazed window to the garden. Electric heater. Fitted wardrobe. Coving.

Shower Room

6'8" x 5'4" (2.03m x 1.63m)

Good size shower cubicle with electric shower. Wash hand basin set into vanity unit. Low flush WC. Heated towel rail. Tiling to splashbacks. Extractor.

Communal Gardens

Wrapping around the property with lawned areas, seating sections, trees, plants, flowers and shrubs.

Car Park

Located at the rear of the property and for residents only.

Communal Facilities

Entrance area with on-site manager office. Communal Lounge & Kitchenette. Communal Laundry Room. Bookable flat for use of relatives/guests.

Lease Information

125 Year Lease from 1994 (94 years remaining)
Annual Service Charge of £4000
Annual Ground Rent of £440



Road Map



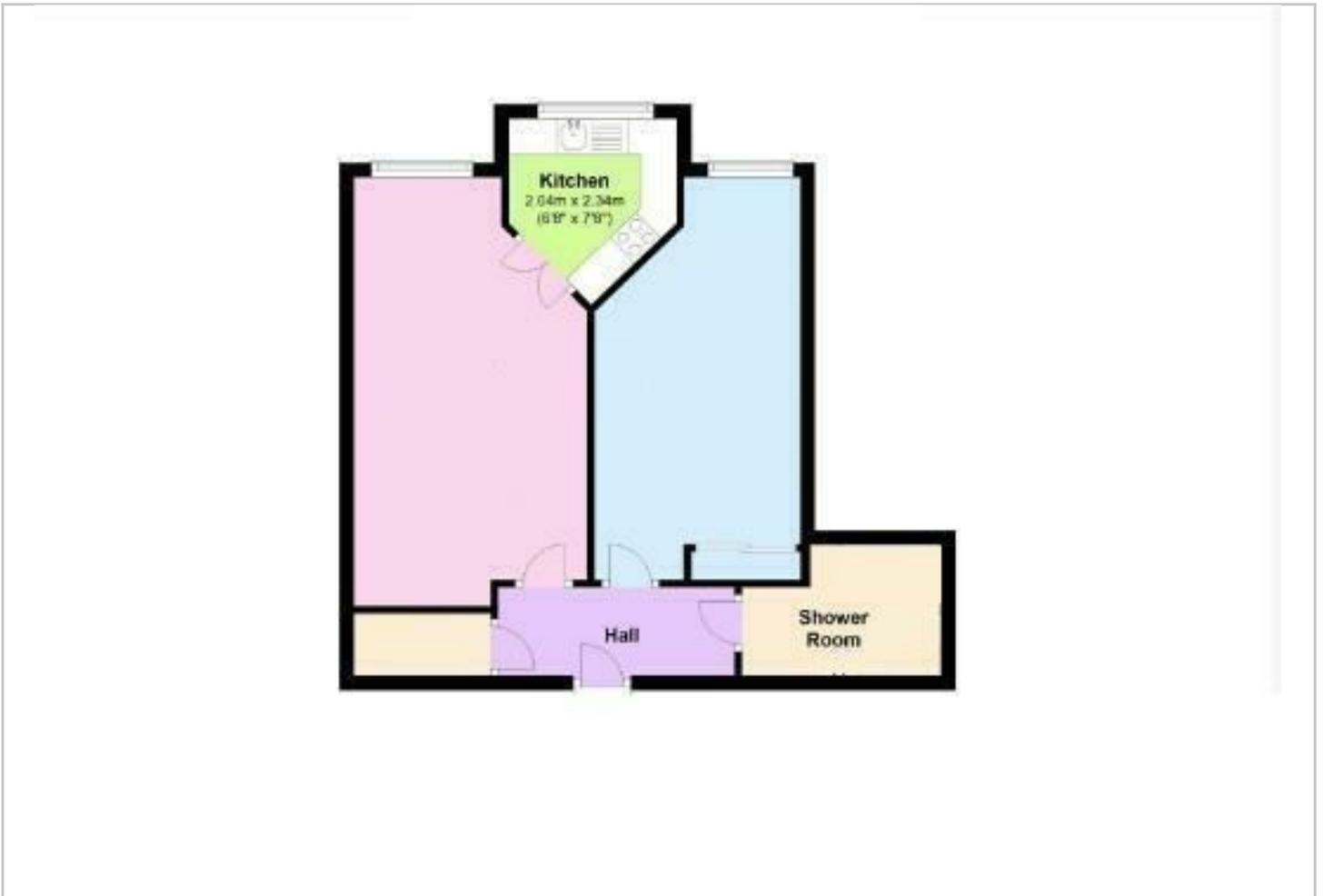
Hybrid Map



Terrain Map



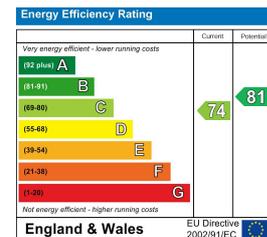
Floor Plan



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.



36 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk