



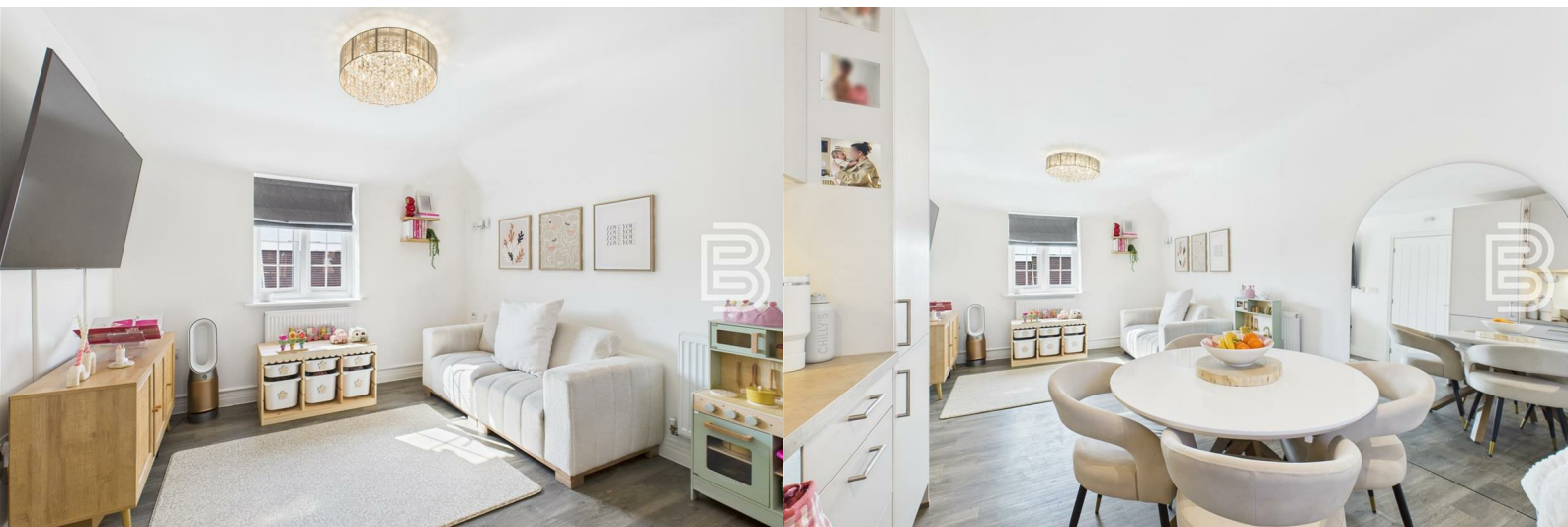
Ellis Brooke



Flat 6 Fir House Magnolia Avenue

Eden Park, Rugby, CV21 1UH

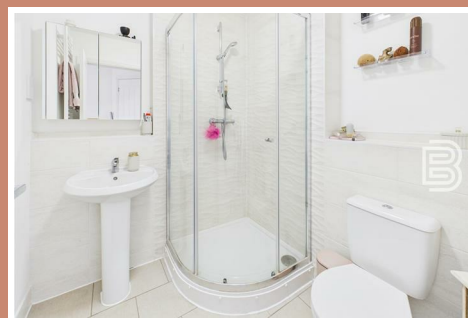
Guide price £185,000



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Apartment Hallway

Entering the hallway through a composite door. Wood effect flooring. Loft access hatch. Double glazed window. Airing cupboard with storage. Doors off to all accommodation. Radiator.

Living Room with Kitchen

Double glazed windows to the front and to the rear. Two radiators. Continuation of wood effect flooring. Range of base and eye level units with integrated appliances (oven, gas hob, extractor, washing machine, dishwasher, fridge and freezer). Sink/drainage with mixer tap. Under cabinet feature lighting. Combination boiler (in cupboard).

Bedroom One

Double glazed window. Radiator. Built in wardrobe. Door to En-Suite.

En-Suite

Fully tiled shower cubicle. Low flush WC. Pedestal wash hand basin. Heated towel rail. Extractor. Shaver point. Tiled floor.

Bedroom Two

Double glazed window. Radiator. Fitted wardrobe.

Bathroom

Double glazed window. Heated towel rail. Panelled bath with shower attachment. Extractor. Shaver point. Low flush WC. Pedestal wash hand basin. Tiled floor. Shaver point.

Communal Areas

Communal secure entrance door with intercom system and remote unlock from apartment. Hallway and stairwell with windows.

Parking

Accessed to the side (under an archway via Spruce Close). Numbered spaces just for this block.

Lease Notes

The Lease Term remaining is 993 years
The monthly Service Charge is £104

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.



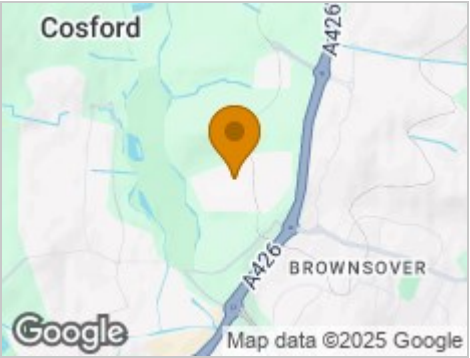
Road Map



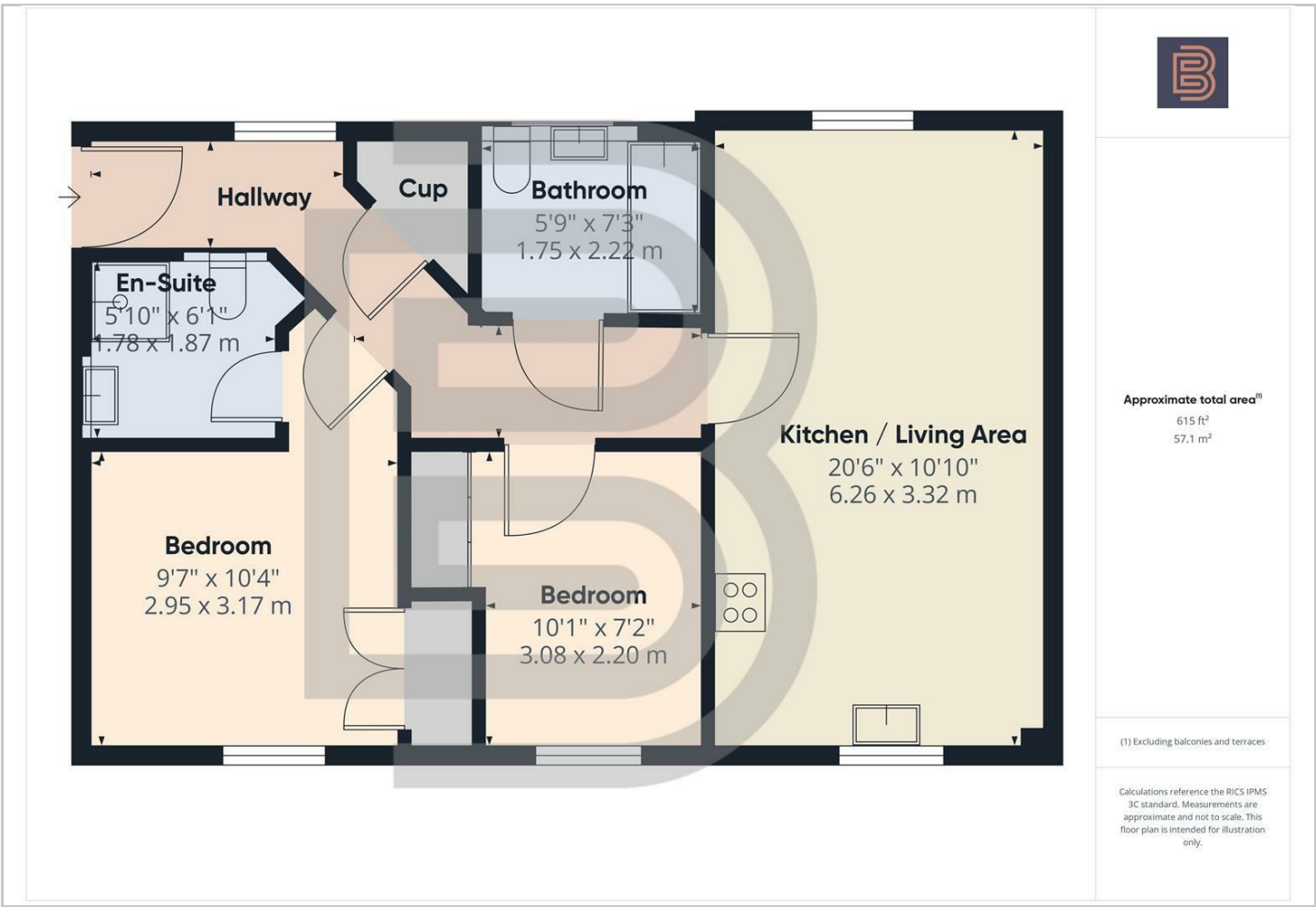
Hybrid Map



Terrain Map



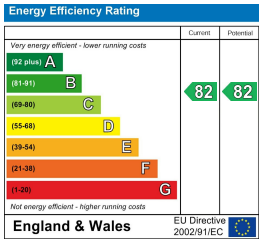
Floor Plan



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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