Ellis Brooke



20 Brookside Avenue

Pailton, Rugby, CV23 0QG

Guide price £129,950

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Entrance
Composite part double glazed front door. Wood effect flooring. Doors off to Lounge, Bedroom & Bathroom. Two storage cupboards. Radiator.
There is also a small outer storage cupboard.

Lounge
Double glazed window to the front aspect. Radiator. Door to Kitchen. Wood effect flooring.

Kitchen
Double glazed window to the rear aspect (views over adjoining open fields). Wood effect flooring. Good size L-Shaped storage cupboard. Range of base and eye level units with work surfaces over. Tiling to splashbacks. Sink/drainer. Space for fridge/freezer. Space and plumbing for washing machine. Space for cooker.

Bedroom
Double glazed window to the front aspect. Wardrobe area. Wood effect flooring. Radiator.

Bathroom
Double glazed window to the rear aspect. Heated towel rail. Extractor. Panelled bath with shower over. Low flush WC. Wash hand basin with vanity unit storage. Tiled flooring.

Frontage/Outside/Parking
Strip of lawned area immediately in front of the property which abuts good size communal resident parking area.
Pathway leading from the parking area around to the rear of the properties for access.

Rear (with storage)
Stairs leading to entrance door for the flat. Two brick built storage chambers (numbered). Grassed area with views over adjoining Denbigh Estate fields and bridleway access with walks to other local villages.

Lease Notes
Annual Ground Rent of £10
Annual Service Charge currently £567.91
Lease Term remaining 119 years.

Area Notes
Several garages and a number of brick car ports are available separately to rent from Rugby Borough Council.

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



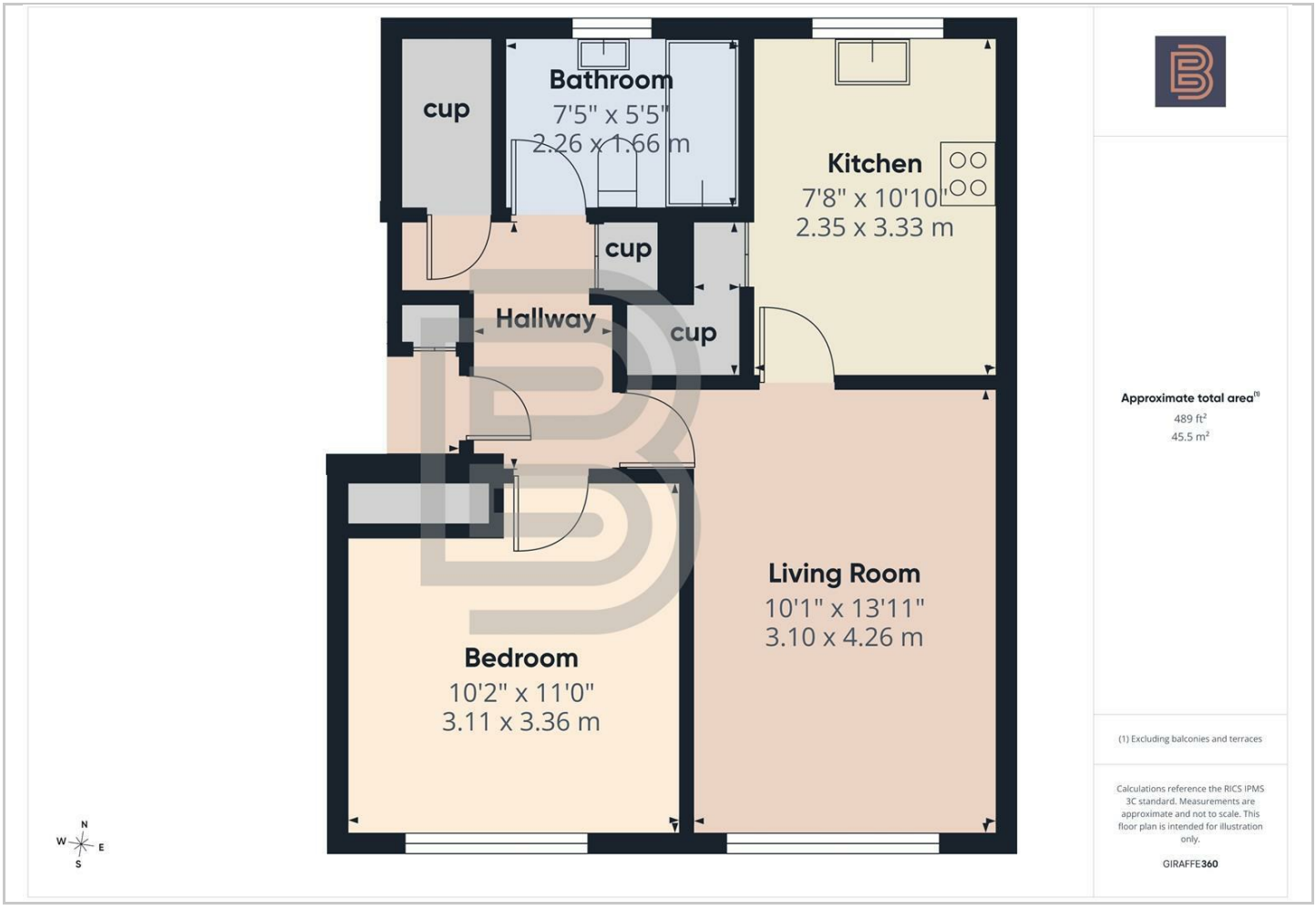
Hybrid Map



Terrain Map



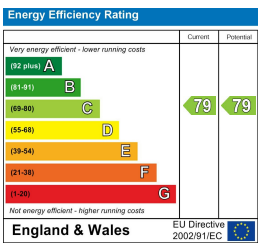
Floor Plan



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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