



Ellis Brooke



1 Hughes Court Edison Drive

, Rugby, CV21 1GP

Guide price £180,000



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Communal Entrance

Outside video intercom system with main door into communal hallway.

Apartment Hallway

Doors off to all accommodation plus storage cupboard (with double doors) and radiator. Double glazed window onto parking area.

Lounge/Diner plus Kitchen

21'4" x 12'3" (6.50m x 3.73m)

Living area has double glazed French Doors to the side of the building (access out to small patio area). Two radiators.

Kitchen area has double glazed window out to the parking area. Full range of base and eye level units with work surface over. Stainless steel sink/drainage with mixer tap. Integrated oven with hob and extractor. Integrated fridge and freezer. Integrated dishwasher. Integrated washing machine. Wall mounted combi boiler housed in matching kitchen unit.

Bedroom One

10'8" x 10'7" (3.25m x 3.23m)

Double glazed window to the side. Radiator. Door to En Suite. Fitted wardrobe.

En Suite

7'1" x 5'6" (2.16m x 1.68m)

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

Bedroom Two

10'7" x 9'5" (3.23m x 2.87m)

Double glazed window. Radiator.

Bathroom

7'1" x 5'6" (2.16m x 1.68m)

Double glazed window. Panelled bath with shower over and full height tiling. Low flush WC. Pedestal wash hand basin. Shaver point. Heated towel rail. Extractor.

Parking Area

Allocated off road parking for 1 car. Communal bin store with gate.

Outside

This block of apartments is located in the corner of the estate and is close to a play area and some open grassland.

This apartment (being ground floor) has use of a small patio to the side of the building.

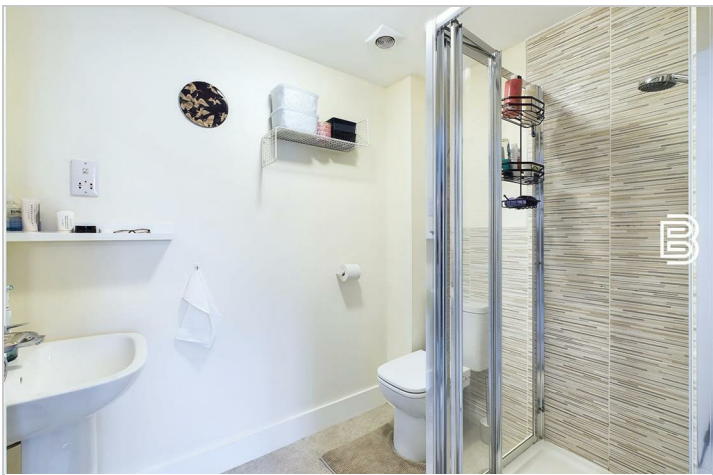
There is also a communal lockable bike store plus permitted parking on the road nearby as each apartment gets 2 permits for the road and 4 visitor (daily) ones available. This has no further cost.

Notes

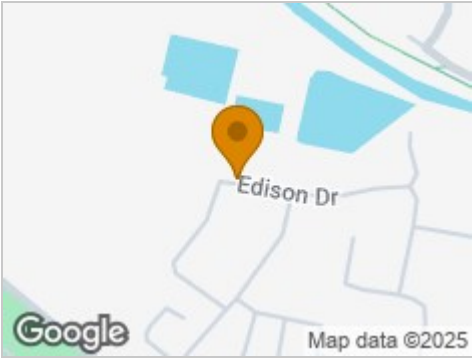
The Lease Term is 250 years from 1/12/14 (approximately 240 years remaining)

The annual Ground Rent is £250

The monthly Service Charge is £97.47



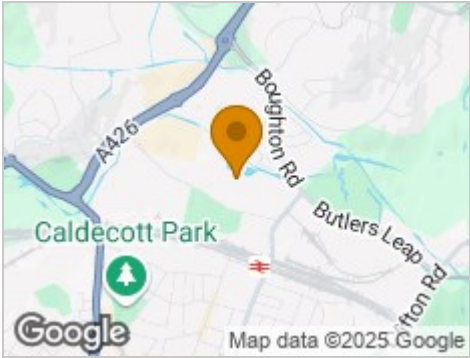
Road Map



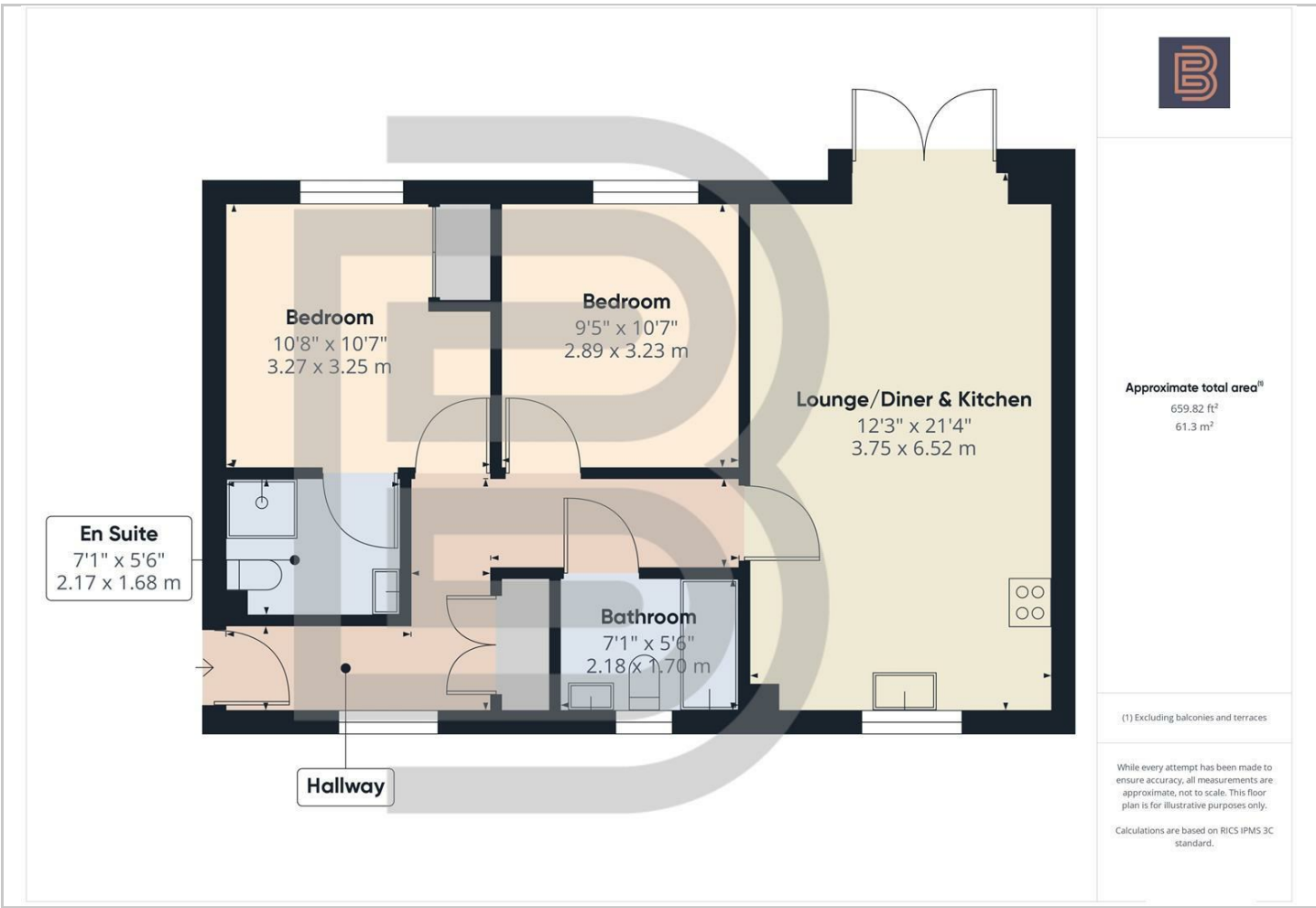
Hybrid Map



Terrain Map



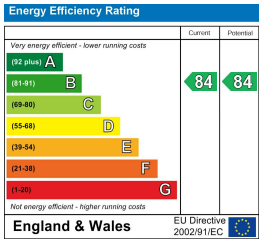
Floor Plan



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



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