



Ellis Brooke



18 Kirkistown Close

, Rugby, CV21 1AN

Guide price £145,000



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Entrance Hall

12'6" x 3'6" (3.82m x 1.08m)

A welcoming entrance hall that benefits from a useful storage cupboard, which provides ample space for cloaks and shoe storage. From the entrance hall, there are doors that give access through to the majority of accommodation.

Living Room

13'5" x 11'11" (4.09m x 3.64m)

A spacious room that benefits from an abundance of natural light owing to the double opening doors and Juliet balcony to the rear elevation. The doors and windows to the rear also provide a view over the neighbouring canal. From the living room there is an opening with allusion curtain that provides access to the kitchen.

Kitchen

5'7" x 9'10" (1.72m x 3m)

With 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 gas hob and extractor fan over. In addition, there is space and plumbing for a washing machine and further space for a tall fridge freezer. Within the kitchen, there is an eye level cupboard that houses the gas combination boiler. This gas boiler was installed recently, at the start of 2025.

Bedroom 1

10'6" x 9'0" (3.22m x 2.76m)

A good size double bedroom with a window to the front elevation that benefits from its an ensuite shower room.

Ensuite

6'7" x 3'11" (2.03m x 1.21m)

With a suite that comprises a low-level flush WC, pedestal wash hand basin, and shower cubicle with electric shower within. There is tiling to all splash back areas and a wall-mounted radiator.

Bedroom 2

8'6" x 11'8" (2.6m x 3.56m)

A good size double bedroom with a window to the front elevation

Bathroom

6'7" x 6'2" (2.01m x 1.9m)

With a suite that comprises off a low-level flush WC, pedestal wash hand basin and panelled bath with rainfall style shower over. There is tiling and panelling to all splash back areas and a wall-mounted heated towel rail.

Parking

The apartment benefits from one allocated parking space within the car park in a numbered bay. There are further visitors spaces for guests.

Communal Areas

The apartment is located to the first floor of the building. There is access to the building from

both the front and rear elevations, with the front being accessed from the car park area. Within the communal ground floor space is the post-box for the apartment and there are stairs that rise to the first floor landing where access to the apartment itself is obtained.

Lease Information

This property is sold on a leasehold basis:

The lease was set to a length of 125 years from 2009 and runs until 2134.

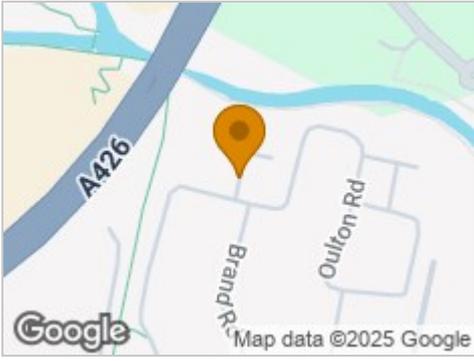
There are currently 109 years remaining on the lease.

Ground Rent is payable at a cost of approx. - £337.04 per year.

Service charge is payable at a cost of approx. - £2059.29 per year (based on the cost of 2024).



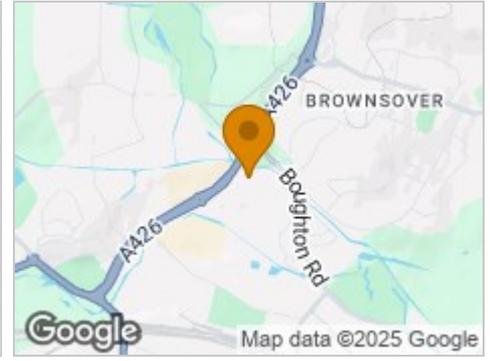
Road Map



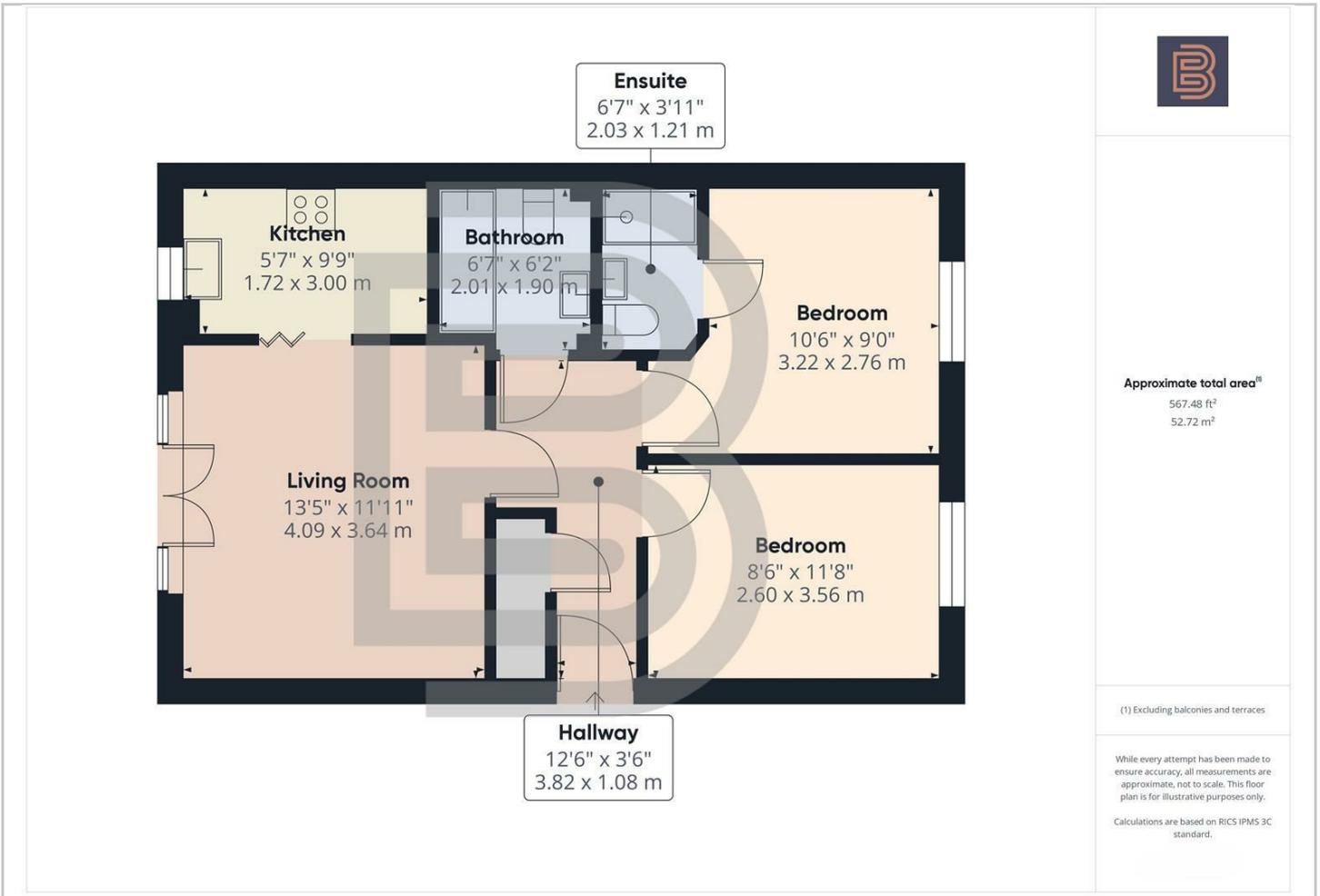
Hybrid Map



Terrain Map



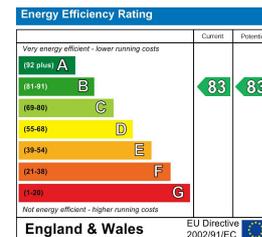
Floor Plan



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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