Ellis Brooke

Flat 5 Fir House Magnolia Avenue

Eden Park, Rugby, CV21 1UH

Guide price £180,000

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Communal Entrance & Hallway
Secure intercom front door with tidy and clean communal stairwell.

Apartment Hallway
Vinyl Amtico Flooring. Composite front door. Doors off to Living Space, both bedrooms, bathroom and airing cupboard. Loft access hatch. Radiator.

Living / Dining / Kitchen
Vinyl Amtico flooring. Double glazed windows to two aspects (one overlooking the parking area). Two radiators, Range of quality base and eye level units with work surfaces over. A full range of integrated appliances to include Fridge, Freezer, Oven, Gas Hob with Extractor, Dishwasher and a Washer/Dryer. Stainless steel sink/drainer. Under cabinet feature lighting.

Bedroom One
Double glazed window. Radiator. Fitted wardrobe. Door to En-Suite. Wood panelling to one wall.

En-Suite
Vinyl Amtico flooring. Pedestal wash hand basin. Low flush WC. Heated towel rail. Extractor. Enclosed shower cubicle. Shaver point.

Bedroom Two
Double glazed window. Radiator.

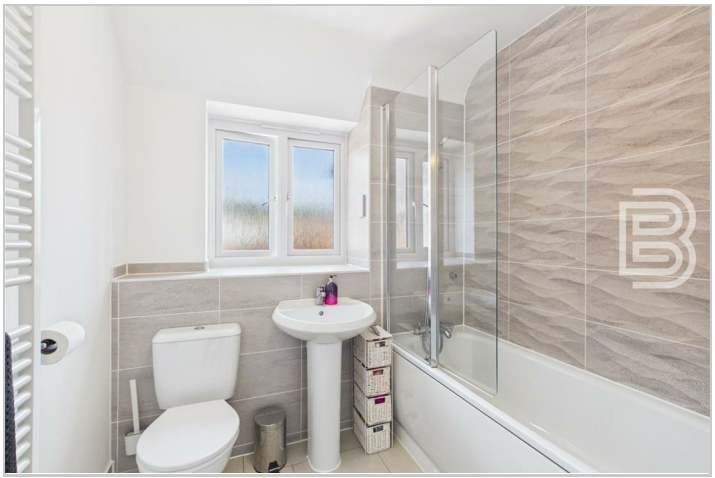
Bathroom
Vinyl Amtico flooring. Double glazed window. Panelled bath with mixer tap. Extractor. Pedestal wash hand basin. Low flush WC. Heated towel rail. Shaver point.

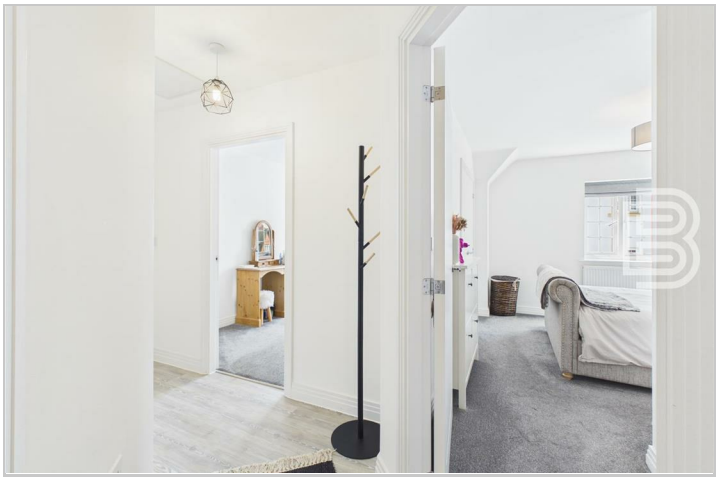
Parking
Located via an archway at the side of the building. Allocated numbered space.

Leasehold Notes
Lease Term 999 Years from 2020
Ground Rent - A Peppercorn (basically zero)
Service Charge - £1473 per annum (based on current year)

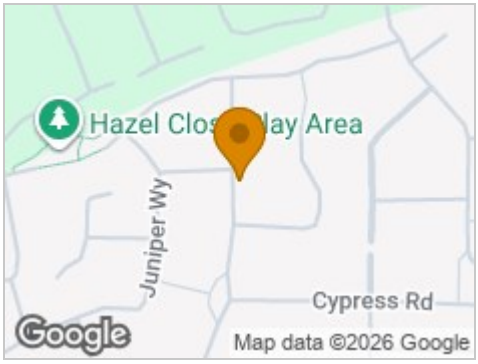
Money Laundering Regulations
Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money 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.

Tel: 01788 221242



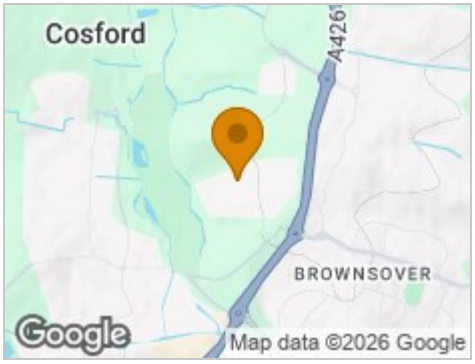


Road Map

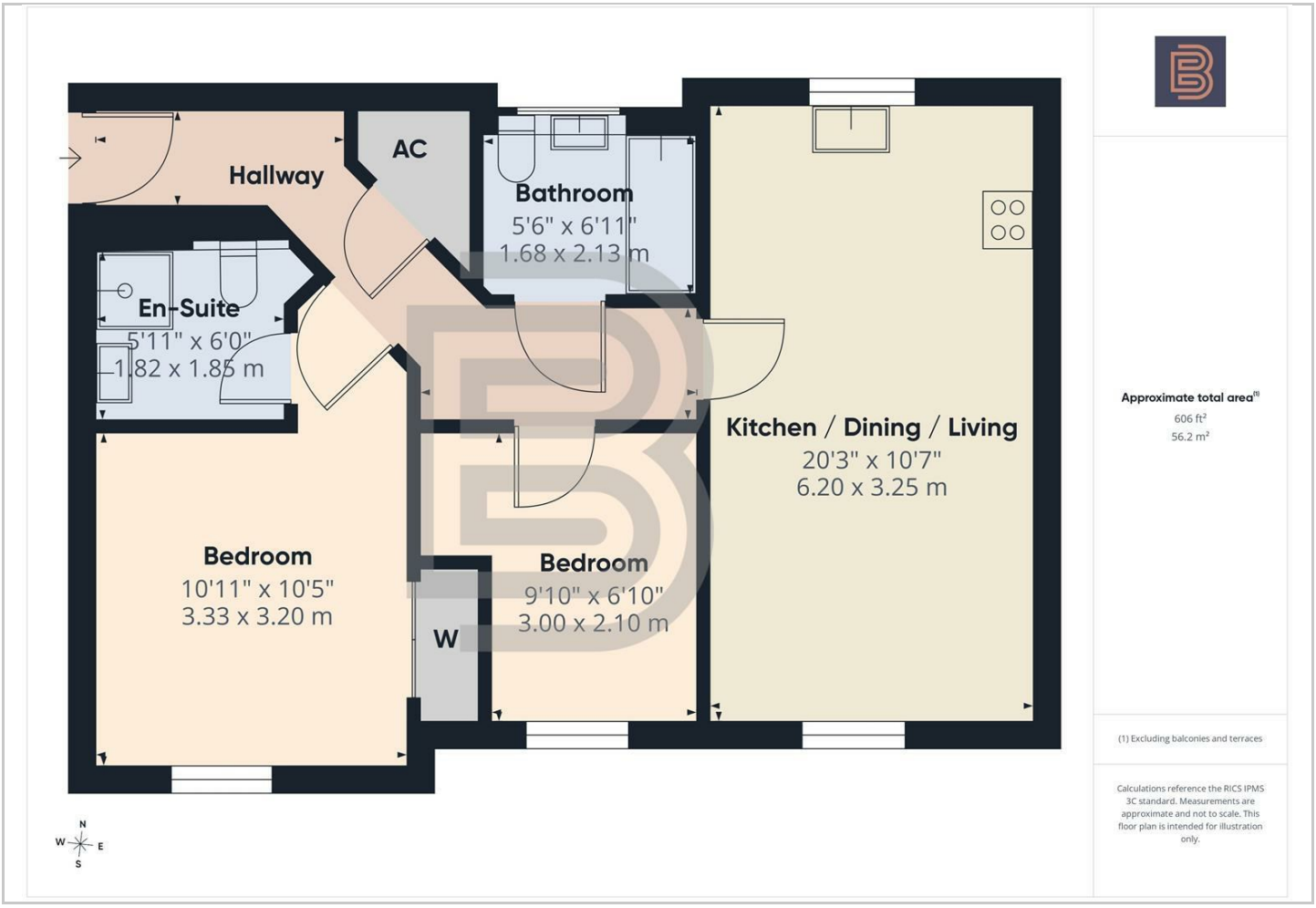


Hybrid Map

Terrain Map



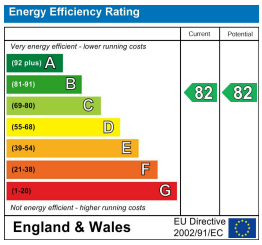
Floor Plan



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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