



# Ellis Brooke



1 March Court Dunchurch Road  
, Rugby, CV22 6AG

**Guide price £115,000**



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## Communal Entrance

Communal double doors into main hallway. Several steps up to the actual front door for this flat.

## Apartment Entrance Lobby

Door into Lounge/Diner. Door to large storage cupboard.

## Lounge/Diner

15'6" x 11'5" (4.72m x 3.48m)

Double glazed window onto courtyard garden. Door to Kitchen. Door to Inner Lobby. Two radiators.

## Kitchen

10' x 6'9" (3.05m x 2.06m)

Double glazed window to the front aspect. Range of base and eye level units with work surface over and tiling to splashbacks. Stainless steel sink/drainage/ Space for cooker with extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Airing cupboard with water tank and gloworm boiler. Radiator.

## Inner Lobby

Doors off to bedrooms and shower room.

## Bedroom One

13'4" x 10'4" (4.06m x 3.15m)

Double glazed window. Radiator. Built in cupboard.

## Bedroom Two

10' x 7'10" (3.05m x 2.39m)

Double glazed window. Radiator. Built in cupboard.

## Shower Room

Double glazed window. Full width shower enclosure. Wash hand basin with vanity unit. Low flush WC. Fully tiled. Radiator.

## Communal Gardens

Wrapping around the property the particularly well-tended communal gardens have ornaments and several seating areas and they form a courtyard in the centre of the flats.

## Parking Area

Located to the front of the property. Non-allocated.

## Garage

Numbered '1'. Located along the side of the flats. Two blocks of garages.

## Notes

Ground Rent £50 p/a

Service Charge £1740 p/a

999 Year Lease from 1982

No rental properties are permitted here

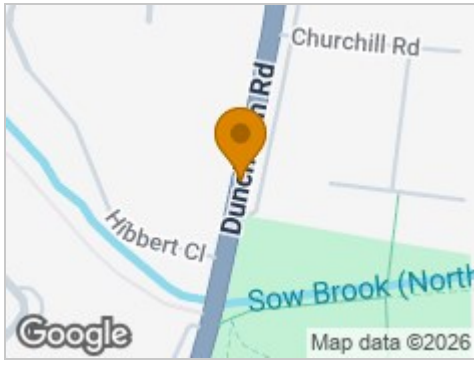
## Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake a n 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



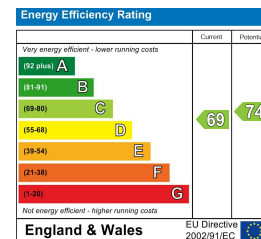
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

