Ellis Brooke

6 Lawn Court Hillmorton Road

Hillmorton, Rugby, CV22 5ED

Guide price £145,000

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Apartment Entrance Hall

Composite front door. Doors off to all accommodation. Storage cupboard. Radiator.

Lounge/Diner Area

13'8" x 15'1" angled room (4.17m x 4.60m angled room)

Two double glazed windows. Two radiators. Opens onto kitchen area. Inset spotlights.

Kitchen Area

12'5" x 5'8" (3.78m x 1.73m)

Double glazed window. Range of base and eye level units with work surface over. Tiling to splashbacks. Integrated oven with gas hob and extractor. Space for a fridge/freezer. Space and plumbing for washing machine. Concealed Worcester combination boiler (gas). Stainless steel sink/drainer. Space for fridge/freezer.

Bedroom One

12'5" x 8'4" min (3.78m x 2.54m min)

Double glazed window. Radiator. Door to En-Suite

En-Suite

Fully tiled shower cubicle. Pedestal wash hand basin. Low flush WC. Extractor. Tiling to splashbacks.

Bedroom Two

9'7" x 8'5" min (2.92m x 2.57m min)

Double glazed window. Radiator. Wardrobe recess space.

Bathroom

9'1" x 5'1" max (2.77m x 1.55m max)

Panelled bath with shower attachment over. Pedestal wash hand basin. Low flush WC. Extractor.

Communal Hallway

Secure front door with intercome entry system.

Parking

Allocated space in parking area. Also has bin store and lawned sections to the front.

Lease Notes

Lease Terms 125 years from 2007
Ground Rent £150 per annum (held)
Service Charge £1868.97 per annum (for period July 2025 - July 2026)

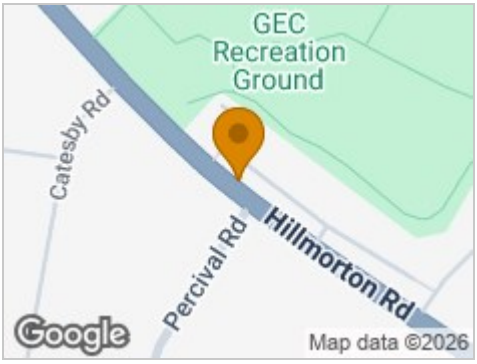
Money Laundering Regulations

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

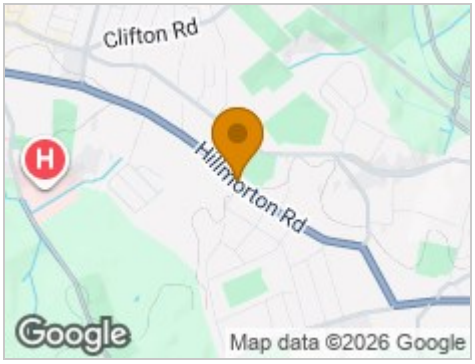
BATH

Road Map

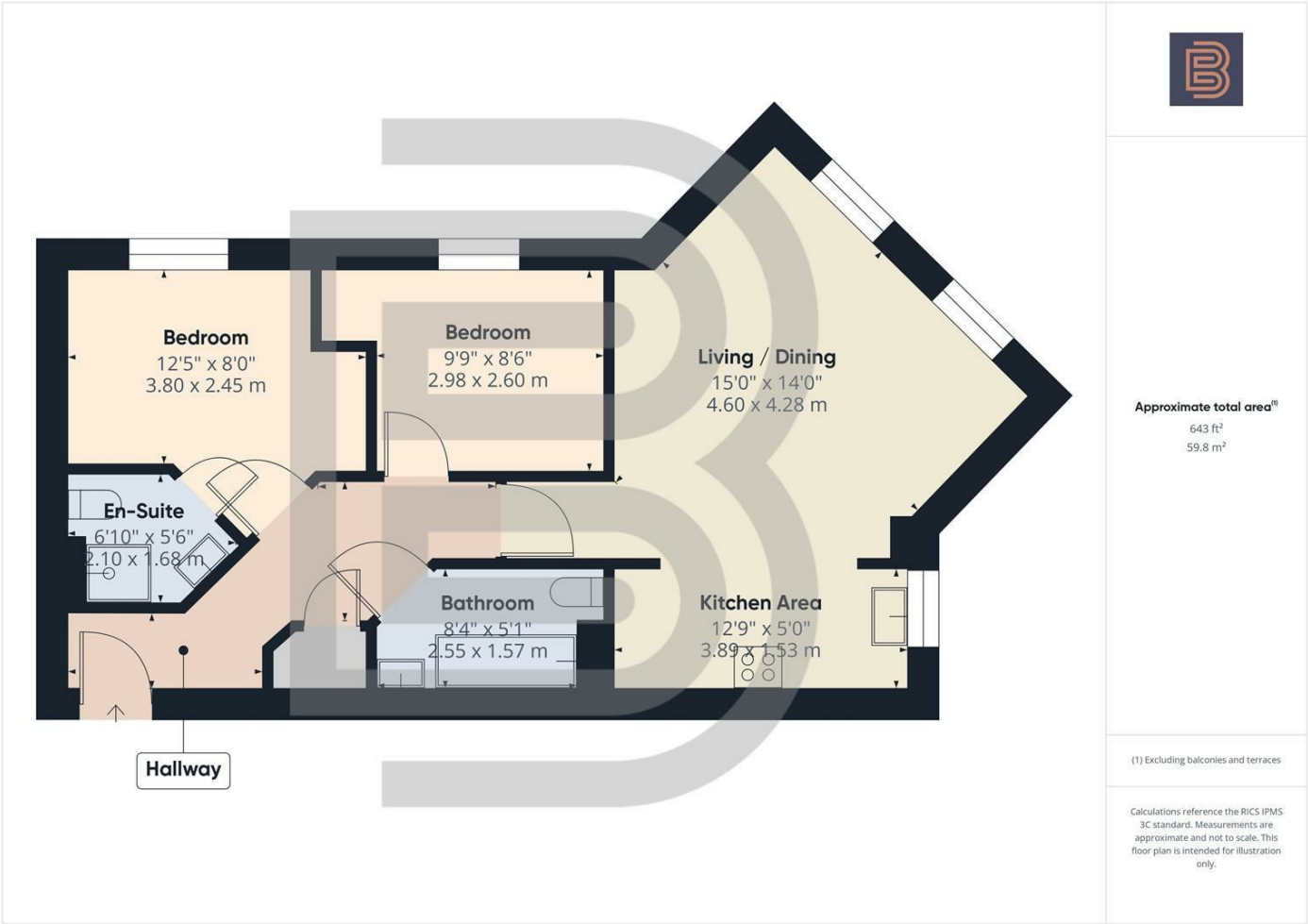


Hybrid Map

Terrain Map



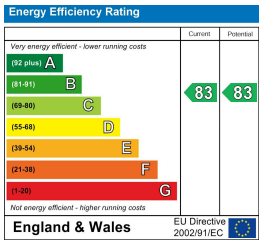
Floor Plan



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.

36 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk