



Ellis Brooke



241 Dunchurch Road

, Rugby, CV22 6JG

Guide price £210,000



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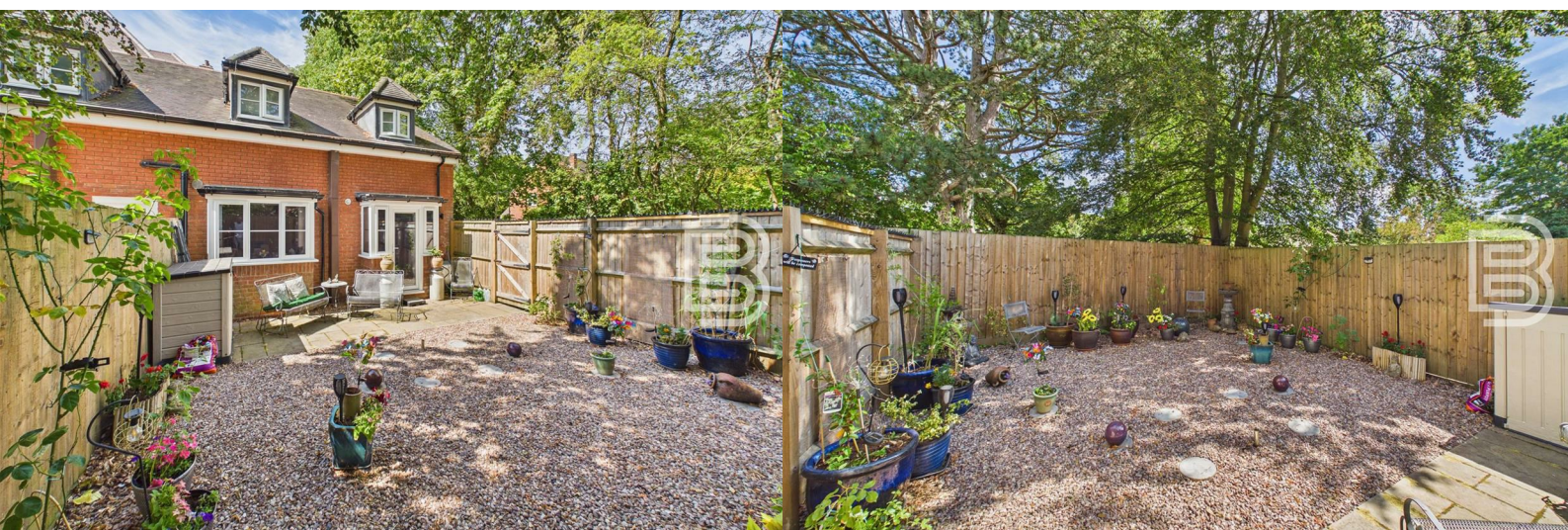
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Entrance Hall

3'6" x 19'8" (1.09m x 6.01m)

Access under a covered storm porch and through the front door. The entrance hall gives access to the properties airing cupboard, which house the hot water cylinder. In addition there are doors which give access through to all accommodation.

Open Plan Living/Kitchen

11'1" x 19'8" (3.39m x 6.01m)

A spacious room that has been neatly defined by the current owner into separate areas of living and kitchen. The kitchen itself comprises a range of base and eye level units with a complementary worktop over and set in contrasting colors. Within the kitchen there are a range of fitted appliances which include an electric oven, four ring electric hob with extractor fan over and fridge freezer. Further to this there is space and plumbing for a dishwasher and washing machine. To the rear elevation of the room there is a window and additional door which provides access to and gives a view over the garden.

Bedroom

9'9" x 11'8" (2.99m x 3.58m)

A spacious double bedroom that benefits from dual aspect windows found to both the front and side elevations.

Bathroom

8'11" x 6'2" (2.74m x 1.9m)

With a suite that comprises a push plate WC, wash hand basin with vanity unit under and paneled bath with shower over. Within the bathroom there is tiling to all splash back areas along with a fully tiled floor.

Garden

To the rear of the apartment is a private and enclosed garden. Enclosed by fencing to all elevations. To the immediate rear there is a patio area which provides space for outdoor seating and alfresco dining. The remainder of the garden has been laid with a gravel stone and is of low maintenance. To the side elevation there is gated access to the front.

Parking

The property benefits from one allocated parking space. Further visitor parking is available only the first come first served basis.

Front

The property is accessed via its own front door. From the communal parking area there is a block paved pathway which gives access to the front door. The pathway continues to where there is gated access to the garden.

Agents Notes - Lease Information

This property is sold on a leasehold basis. The lease commenced in 2023 and was set for a period of 125 years. There is approximately 122

years remaining on the current lease.

The property is subject to a Ground Rent and Service Charge which costs £1028.94 per annum.

The property is subject to a maintenance charge which incorporates the buildings insurance and this cost is £203.74.

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.



Road Map



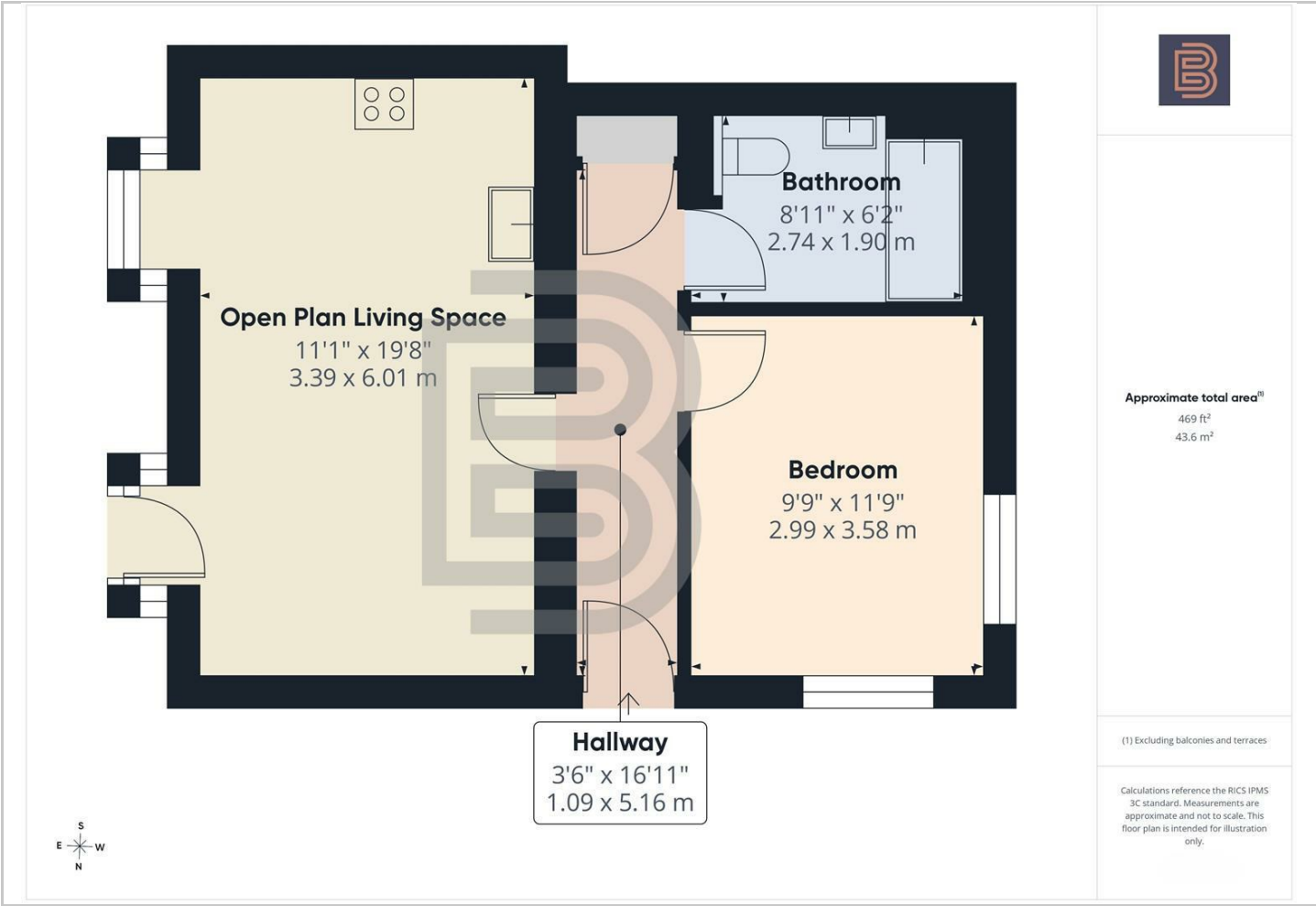
Hybrid Map



Terrain Map



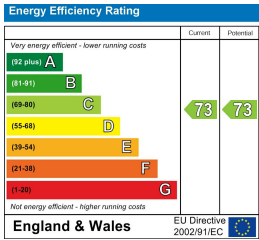
Floor Plan



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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