Ellis Brooke



22 Redhill Road

Long Lawford, Rugby, CV23 9DZ

Shared Ownership £126,000

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Hallway
Composite front door with double glazed panels. Stairs to first floor. Radiator. Door to Kitchen. Door to WC, Door to Lounge/Diner. Under-stairs storage cupboard.

Kitchen
Double glazed window to the front aspect. Wall mounted replacement Worcester Combination boiler. Range of base and eye level units with work surface over and tiling to splashbacks. Stainless steel sink/drainer. Integrated oven with hob and extractor. Space for fridge/freezer. Space and plumbing for washing machine and slimline dishwasher. Radiator.

Lounge/Diner
Double glazed window and door to the garden. Radiator.

Guest WC
Low flush WC. Wall mounted wash hand basin. Radiator. Extractor.

Landing
Doors off to both bedrooms and bathroom. Loft access hatch.

Bedroom One
Double glazed window to the rear aspect. Radiator.

Bedroom Two
Two double glazed windows to the front aspect. Radiator. Storage cupboard.

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

Frontage
Shallow low maintenance frontage. Canopy porch.

Parking Area
Located to the rear of the properties. Allocated parking space.

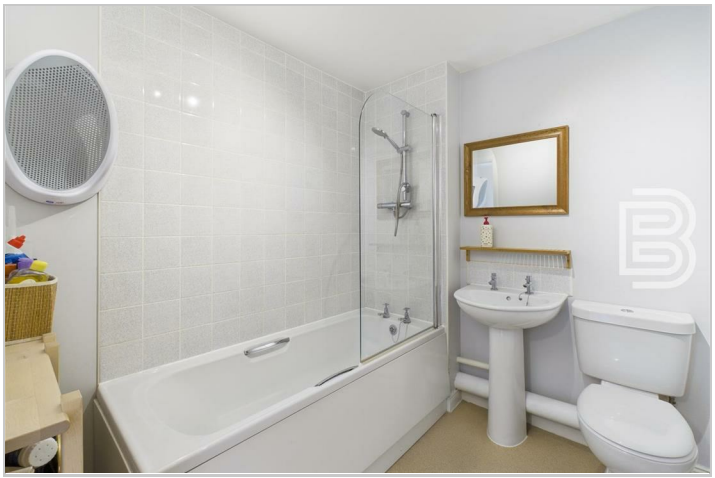
Rear Garden
Enclosed by timber fencing. Full width patio. Pathway leading to rear gate. Two raised planters. Border to one side. Central lawn.

Shared Ownership Notes
Housing Association : Midland Heart
63% Shared Ownership for £126,000
Available to purchase for 100% share for £200,000
Monthly Rent : £160.47
Monthly Service Charge : £62.65
81 Years Remaining On Lease

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



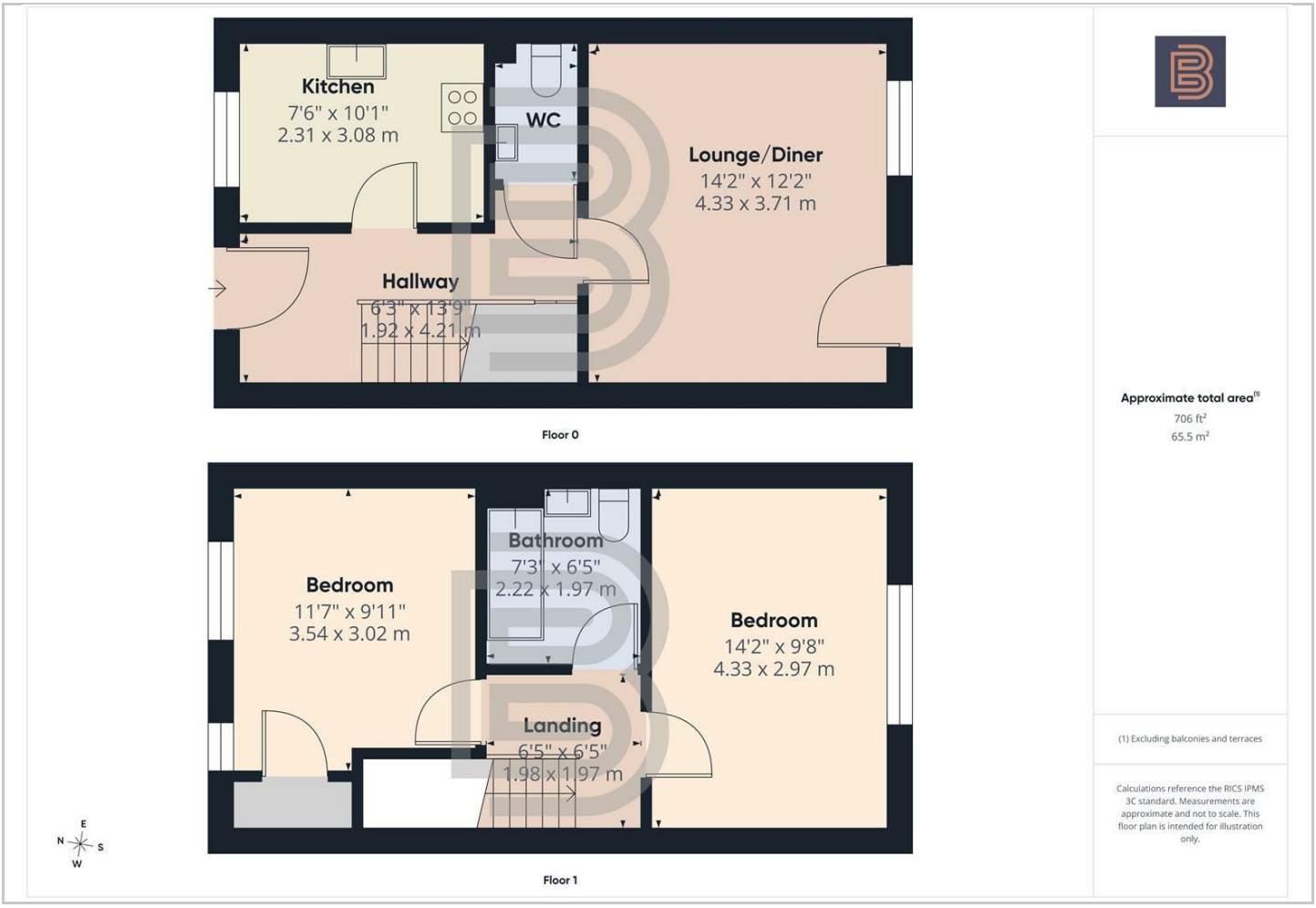
Hybrid Map



Terrain Map



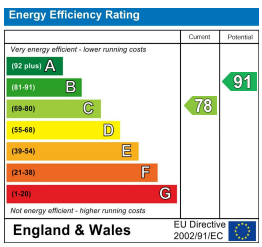
Floor Plan



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



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