5 Brooke Court Little Pennington Street

RUGBY Centre

CV21 2AY

£67,000

- ONE BEDROOM
- DOUBLE GLAZING
- OVER 55S
- EMERGENCY PULL CORDS
- TOWN CENTRE LOCATION
- GROUND FLOOR
- ELECTRIC HEATING
- FITTED KITCHEN
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING C

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk

naea | propertymark PROTECTED

The Property Ombudsman

PERSONAL • PROFESSIONAL • PROACTIVE

A one bedroom, ground floor apartment in the popular Over 55's development of Brooke Court, Little Pennington Street. Located within easy walking distance of the town centre with its range of shops and amenities, and Rugby train station, which operates mainline services to London Euston in just 50 minutes, making this ideal for commuters. From Rugby there is easy access to the extensive motorway networks surrounding Warwickshire including the A5, A14, M1 and the M6. In brief the accommodation comprises; entrance hall, open plan lounge/kitchen, one double bedroom and a bathroom. The property additionally benefits from double glazing, electric heating secure entry system and emergency pull cords. Brooke Court has a friendly community feel and a good deal of socialising areas, including, communal lounges, communal gardens, a shared laundry. There are also visitor accommodation facilities and parking.

Entrance Hall
Secure entry system. Doors off to bedrooms, bathroom and lounge/dining room.

Living Room
An open plan living area. With window to rear aspect. Storage heater. Emergency pull cord.

Kitchen
Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink and drainer. Electric cooker point. Extractor fan. Space and plumbing for a dishwasher. Space for an undercounter fridge/freezer.

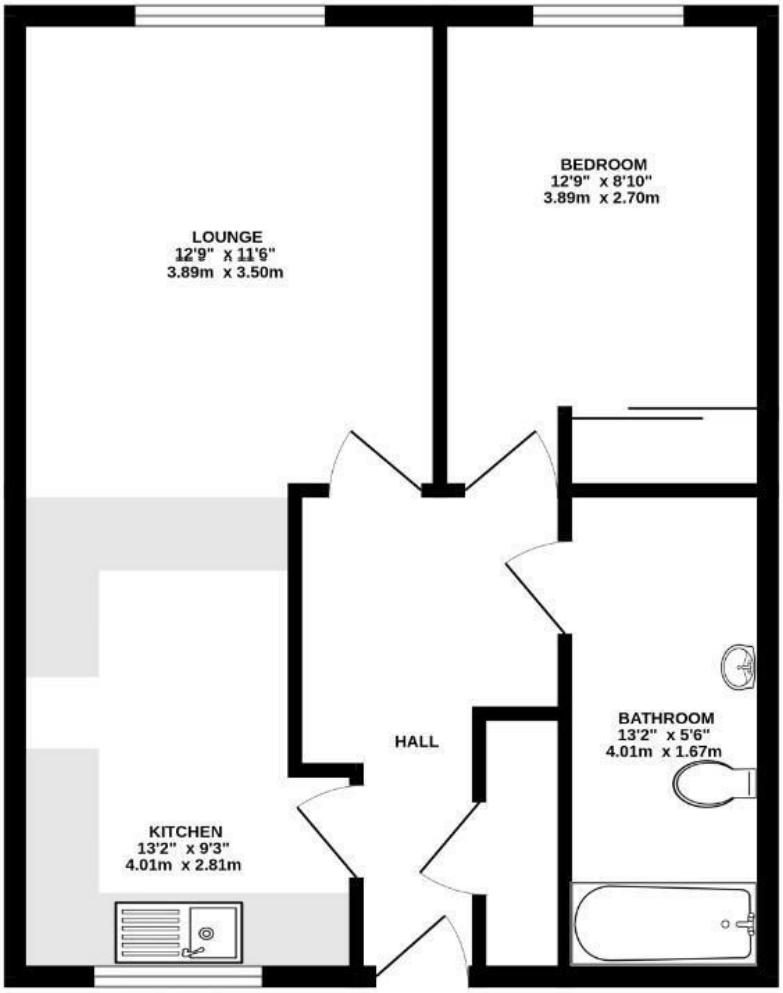
Bedroom
Window to rear aspect. Storage heater. Built in wardrobes. Emergency pull cord.

Bathroom
With suite to comprise; bath with shower over, pedestal wash hand basin and low level w.c. Emergency pull cord.

Outside
Communal gardens and shared off road parking with security access.

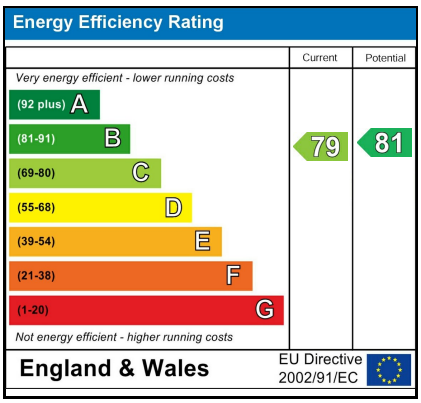
Agents Notes
Length of lease: A new 99 year lease if offered with each purchase
Annual service charge amount: £2506
Local Authority: Rugby
Council Tax Band: A
Energy Efficiency Rating: C

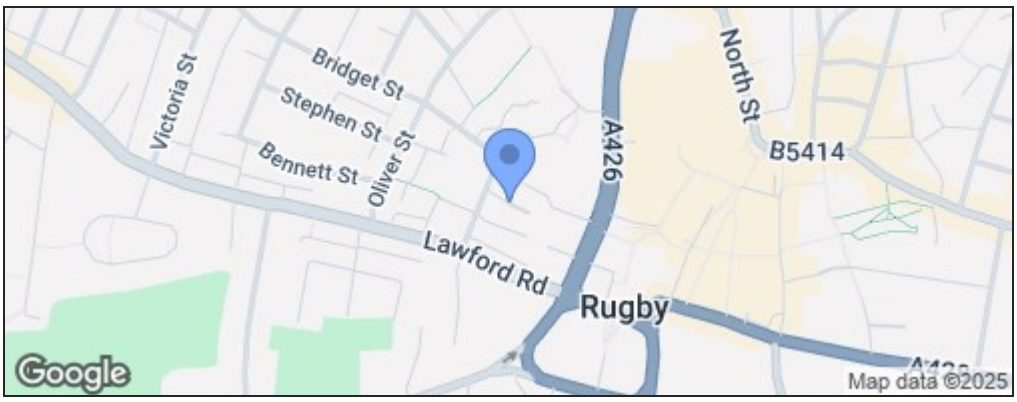
GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 527 sq.ft. (49.0 sq.m.) approx.

Made with Metropix ©2024





Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.