

**Flat 9, Sedlescombe Lodge 243,
Dunchurch Road
RUGBY
CV22 6HP
£120,000**



- **ONE BEDROOM**
- **REFITTED KITCHEN**
- **MAINTAINED COMMUNAL GARDENS**
- **NO ONWARD CHAIN**
- **PURPOSE BUILT OVER 55'S APARTMENT**
- **REFITTED SHOWER ROOM**
- **GAS RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING: C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A first floor one bedroom apartment for over 55's is set within the beautifully maintained grounds of Sedlescombe Lodge. This property has recently undergone a redecoration program and benefits from newly fitted carpets, a dual aspect living area, a walk in shower, and a boiler that has been regularly serviced. Every window in the property overlooks the private rear garden. Accessed via a private road off Sedlescombe Park, Dunchurch Road. In brief the accommodation comprises; entrance hall, lounge, fitted kitchen, shower room with corner shower. The property further benefits from gas central heating, double glazing and off road parking.

located within walking distance to Sainsburys, local shops, and Rugby Town Centre, offering High Street and independent shops as well as a wide range of restaurants, bars and coffee shops. The property is on bus routes to all of the above, and is well positioned for easy access to major road networks and Rugby Railway Station, offering regular rail services to London Euston and Birmingham.

Accommodation Comprises

Entry via communal entrance door and communal entrance hall with stairs and stair lift rising to first floor. Access to communal lounge. Access to apartment.

Entrance Hall

Radiator. Storage cupboard. Further cloaks cupboard. Doors to:

Lounge/Dining Room

18'6" x 9'11" (5.65 x 3.04)

Window to the side aspect. Window to the rear aspect. Radiator. Door to:

Kitchen

8'1" x 6'5" (2.48 x 1.97)

Refitted with a range of base and eye level units with roll top work surface space incorporating a one and a half bowl enamel sink and drainer unit with mixer tap over. Built in oven, hob and extractor fan. Integrated fridge/freezer. Plumbing for a washing machine. Window to rear aspect.

Bedroom

8'5" x 13'1" (2.57 x 3.99)

Window to the side aspect. Radiator.

Shower Room

Quadrant shower cubicle housing mixer shower, pedestal wash hand basin and low level w.c. Heated towel rail. Extractor fan. Tiled walls.

Communal Gardens

Mainly laid to lawn with flower, shrub and evergreen borders.

Agents Note

Length of lease: 181 years remaining.

Annual service charge amount: £1207.92 (2024)

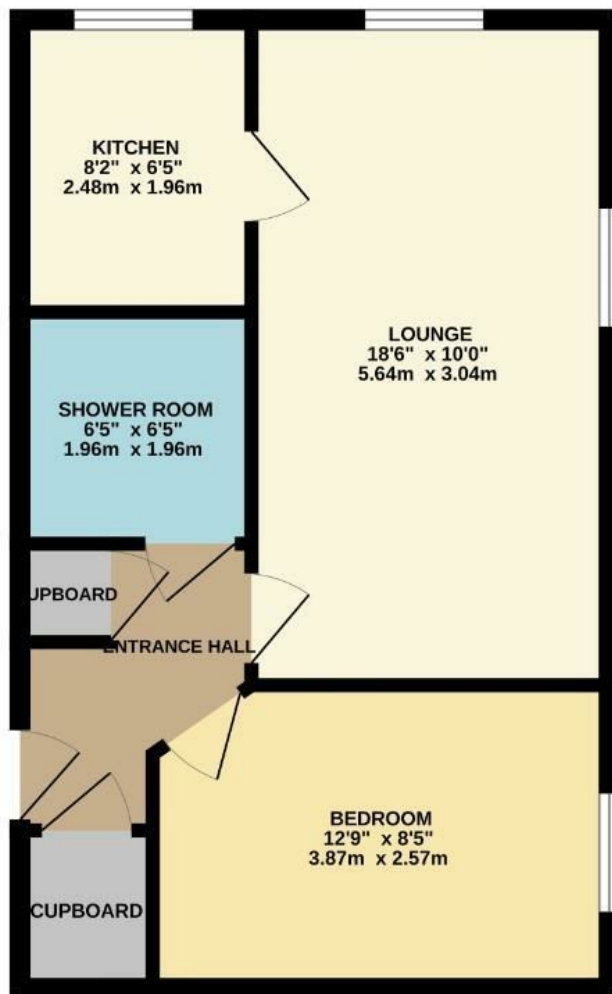
Local Authority: Rugby Borough Council

Council Tax Band: A

Energy Efficiency Rating: C



GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.

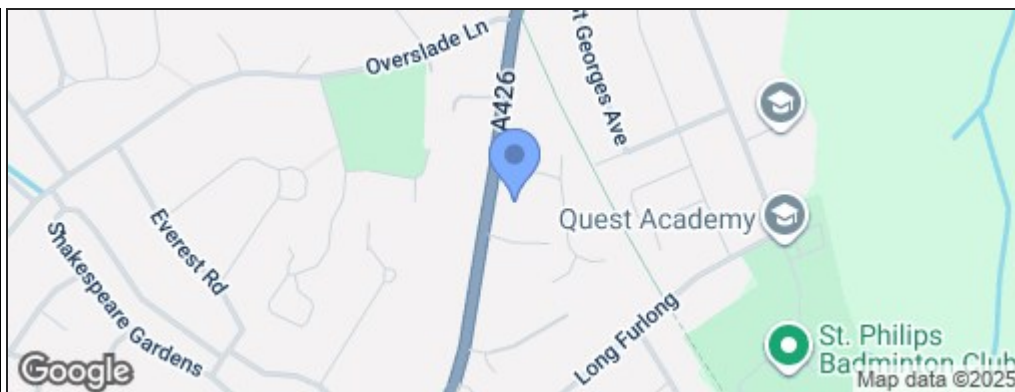


TOTAL FLOOR AREA : 442 sq.ft. (41.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.