



Trinity Court, Church Street, Rugby, Warwickshire
£90,000

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Crowhurst Gale are pleased to present this one bedroom retirement apartment situated on the ground floor of Trinity Court conveniently located to Rugby Town Centre, taxis, railway, bus station and local amenities.

This retirement housing complex constructed by McCarthy & Stone (Developments) Ltd and comprising 31 properties arranged over three floors served by a lift. The accommodation also includes a large communal room and laundry room, with secure access to the building via an intercom system. There is also a guest suite which is bookable for friends or family to stay.

Entrance Hall

Door into entrance hall with door to storage cupboard. Doors leading to:

Lounge 20'3" max x 10'8"ax (6.18 max x 3.27max)

Double glazed door leading to outside front of the apartment block. Storage heater. Coving to ceiling. Doors to:

Kitchen 7'8" x 7'2" (2.34 x 2.20)

Sink and drainer, base and wall units, electric oven and hobs. Space for fridge and freezer. Double glazed window to front aspect.

Bedroom 15'8" max x 9'2" max (4.79 max x 2.80 max)

Double glazed window to front aspect. Storage heater. Coving and wardrobes.



Bathroom

Bath with shower fitted over. WC . Wash hand basin set within a vanity unit.

Agents Notes

It is a condition of purchase that residents be over the age of 60 years or in the case of a couple 60 years and 55 years respectively.

This particular apartment is located on the ground floor .

Lease Information 125 Year Lease From 1994

Ground Rent £219.43 every 6 months

Service Charges £1436.16 every 6 months

Trinity Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 31 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system.

Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

Mortgage Services

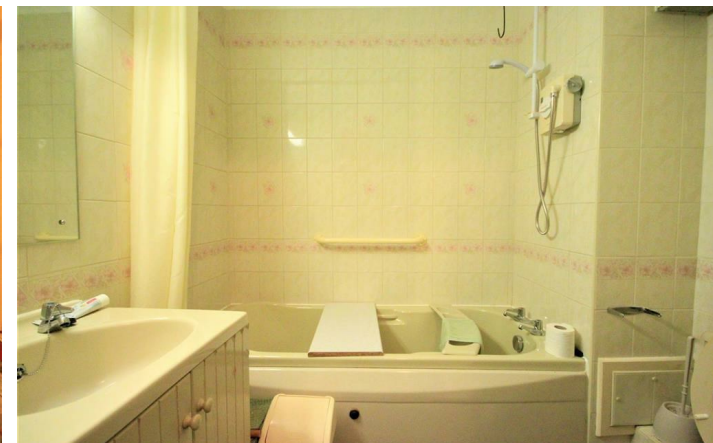
Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

Local Authority

Rugby Borough Council

Tax Band

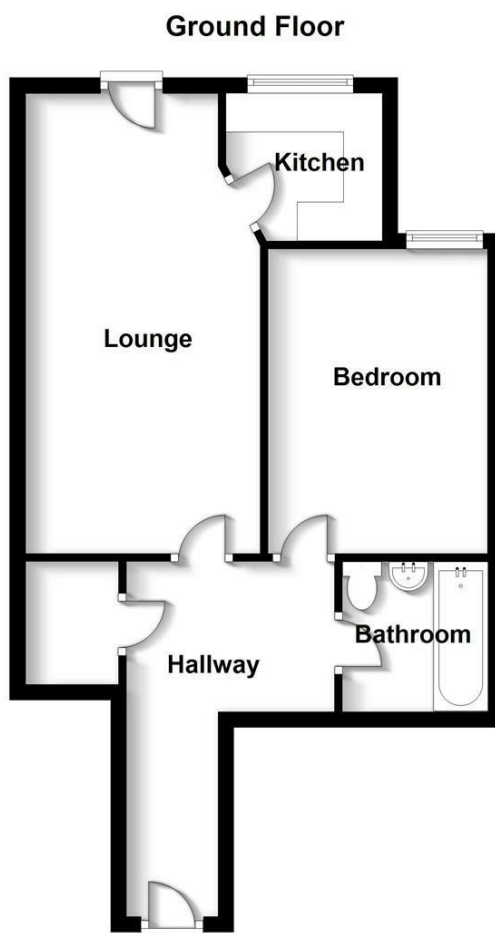
Tax Band: B

**Tenure**

Leasehold

Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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