



Webb Ellis Court, Pettiver Crescent, Hillmorton, Rugby
£111,000



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Crowhurst Gale Estate Agents present to market this first floor self contained apartment available on a 60% shared ownership basis and on over 55's scheme. In brief the property comprises: entrance hall, lounge/diner, kitchen area, two bedrooms and a jack and jill bathroom.

Webb Ellis Court in Rugby is a contemporary development offering self-contained apartments with on-site care services and a range of communal facilities to promote social living. Residents live independently in their own spacious and well-appointed apartments and can engage with social and health opportunities as they choose. Located in an established residential area, there are a range of local shops directly opposite the main entrance. A regular bus service to Rugby town centre offers a wider choice of shops, restaurants, cafes and leisure facilities. Webb Ellis Court is named after William Webb Ellis, credited as the inventor of rugby football in 1823.

The court was carefully designed to help create a welcoming community, with fully accessible facilities for both residents and the wider community including a restaurant, hair salon and wellbeing suite. There is also a residents' lounge and a guest suite for visiting family and friends, all set within beautifully landscaped gardens and served with ample car parking. Residents and their families are free to come and go as they please at the court, with the main communal areas open during the day for people in the local community to use. Private areas are reserved for residents and the court is designed to the latest security standards. There are full-time court staff on hand to provide support, and a care team is available on-site 24/7 to provide flexible care tailored to the individual.

Frontage

Access from Pettiver Crescent. Parking area, lawns. Communal entrance.

Entrance Hall

Enter via front door. Two storage cupboard. Doors to:

Lounge/Diner 16'0" x 10'11" (4.90m x 3.35m)

Double glazed french doors with Juliet balcony. Media outlet.

Kitchen Area 11'0" x 8'8" (3.37m x 2.65m)

A range of eye and base level units with work top surfaces, inset sink with drainer. Fitted four ring electric hob with extractor over. Fitted oven. Space and plumbing for washing machine. Space for fridge/freezer.

Bedroom One 14'6" x 9'8" (4.42m x 2.95m)

Double glazed window to the front aspect. T.V aerial point. Door into:



Jack & Jack Bathroom 8'8" x 7'10" (2.65m x 2.4m)

Part tiled suite comprising: wet room style shower. Low level w.c. Wash hand basin. Door back into hallway.

Bedroom Two 7'3" x 6'9" (2.23m x 2.06m)

Double glazed window to the front aspect. T.V aerial point.

Agents Notes

Lease Term 125 years started on 02/02/2015

Full Market Value - £185,000

Rent on remaining share is - £178.49

Service charge - £273.38

Support - £19.96

Utility - £35.65

Total = £507.48 - This is all paid each month by direct debit to Housing 21

Services

Extra Care scheme with on-site care staff (24 hours / 7 days), Non-resident management staff and Careline alarm service.

Facilities

Lift, Lounge, Restaurant open to the public, Guest facilities, Garden, Hairdressing salon, Assisted bathing facility, well-being suite.

Lifestyle

Social activities. Meal(s) available. New residents accepted from 55 years of age.

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.

Local Authority

Rugby Borough Council

Tax Band

Tax Band: C

Tenure

Leasehold

**Directions For Sat Nav**

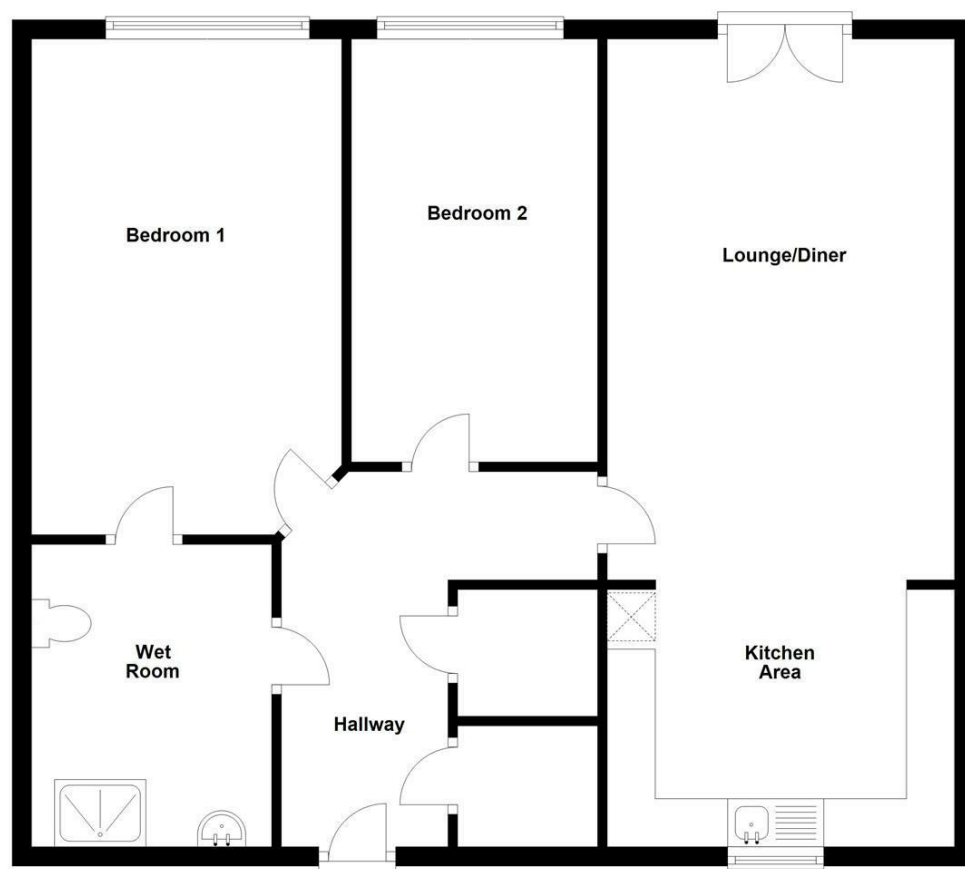
Directions For Sat Nav: CV21 4JJ

Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266



First Floor



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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