



**Anton Close, Rugby, Warwickshire**  
**£157,250**

crowhurst  
gale



# Anton Close, Rugby, Warwickshire

A one bedroom ground floor apartment located on the Technology Drive Development, which is within easy reach of the train station, motorways and Rugby town centre. In brief, the property comprises: Communal security intercom entrance, entrance hallway, open plan living/kitchen area with appliances to include an oven/hob/extractor and integrated dishwasher, fridge-freezer and washer/dryer. Outside patio area. One allocated parking space. Further benefits include gas central heating and double glazing.

## Communal Entrance

Communal door with intercom system.

## Entrance

Doors leading to:

## Living/Kitchen Area 21'2" x 12'1" (6.468 x 3.705)

A range of white gloss eye and base level units surmounted by contrasting worksurfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Built-in stainless steel single electric oven, four ring gas hob and chimney extractor hood. Integrated fridge freezer, washer dryer and dishwasher.

## Outside Patio Area

Patio area for alfresco dining and entertaining.

## Bedroom 11'4" x 11'4" (3.476 x 3.461)



**Bathroom 9'5" x 6'6" (max) (2.891 x 2.002 (max))**

White bathroom suite.

**Allocated Parking**

One allocated parking space

**Lease Details**

Ground Rent / Service Charge £88 per month.

Lease details - 250 years from April 2017

244 years remaining.

**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

**Tenure**

Leasehold

**Tax Band**

Tax Band: A





| 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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