

**35 Brooke Court  
Town Centre  
RUGBY  
CV21 2AY  
£76,000**



- TWO BEDROOM
- OPEN PLAN LIVING
- ELECTRIC HEATING
- EMERGENCY PULL CORDS
- TOWN CENTRE LOCATION

- SECOND FLOOR APARTMENT
- OVER 55'S
- FITTED KITCHEN
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING C

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A two bedroom, second 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, two double bedrooms 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.

### **Accommodation Comprises**

Entry via communal entrance floor with elevator rising to:

### **Second Floor Apartment**

Door to:

#### **Entrance Hall**

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

#### **Kitchen / Living Area**

22'6" x 12'9" (6.88m x 3.91m)

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

#### **Kitchen Area**

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink and drainer. Freestanding electric cooker. Extractor fan. Space and plumbing for a dishwasher. Space for an undercounter fridge/freezer. Vinyl floor covering.

#### **Bedroom One**

12'2" x 10'11" (3.73m x 3.35m)

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

#### **Bedroom Two**

9'6" x 7'8" (2.92m x 2.36m)

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

#### **Bathroom**

6'7" x 5'6" (2.03m x 1.68m)

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

#### **Externally**

Communal gardens and shared off road parking with security access.

#### **Agents Note**

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



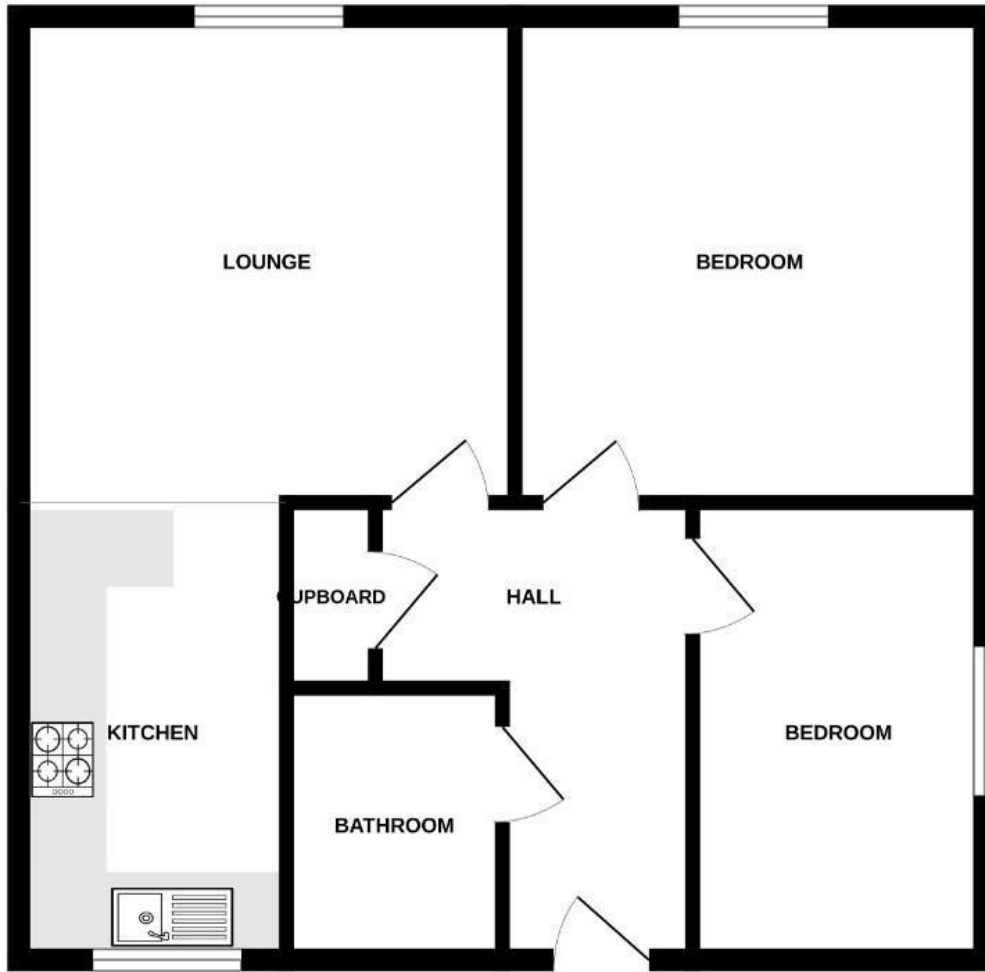






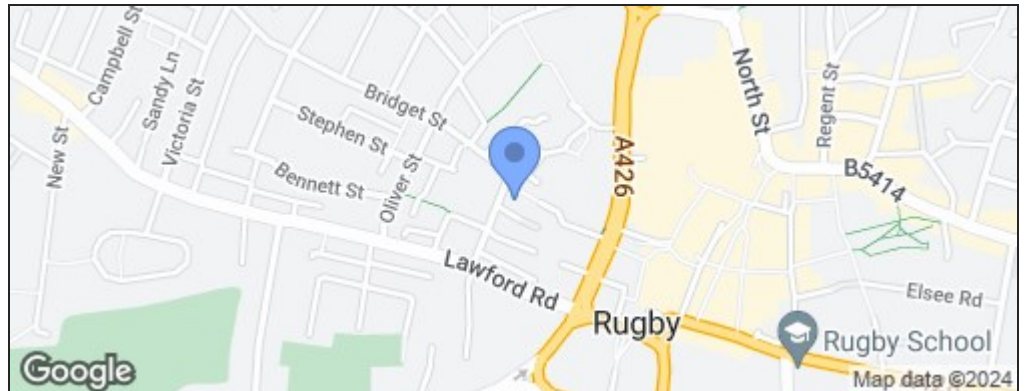


# GROUND FLOOR



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.