



Ellis Brooke



The Library Flat 3 61-63 Clifton Road , Rugby, CV21 3QG

Offers in excess of £110,000



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, Rugby, CV21 3QG

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Entrance Porch

Communal area with letterboxes and telephone intercom system.

Communal Hallway

Decorative tiling. Stairs to further flats. Understairs cupboard housing electric meters.

First Floor Communal Landing

Stain glass windows to front. Stairs to second floor. Door into lobby area for flat.

Lobby Area

Door to Two flats, one being The Library.

Kitchen/Lounge/Diner

With a range of base and eye level units and roll top worksurfaces, built in appliances that include, fridge, small freezer above, cooker, dishwasher, sink, built in cupboard housing boiler, radiator in lounge area, door into bedroom, window.

Bedroom

Two windows. Radiator. Door into en suite.

En Suite

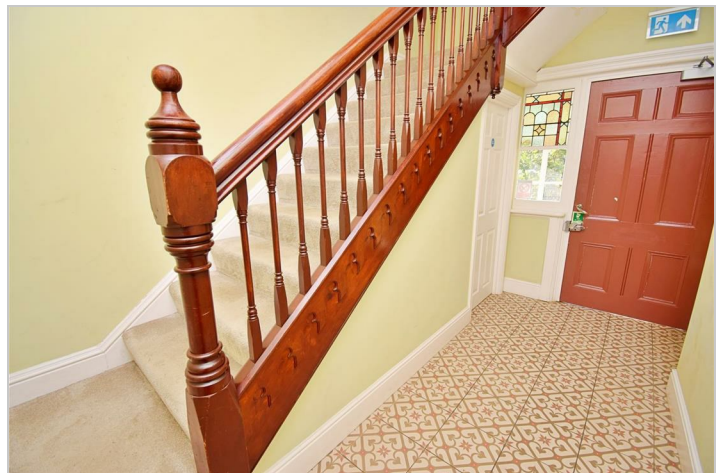
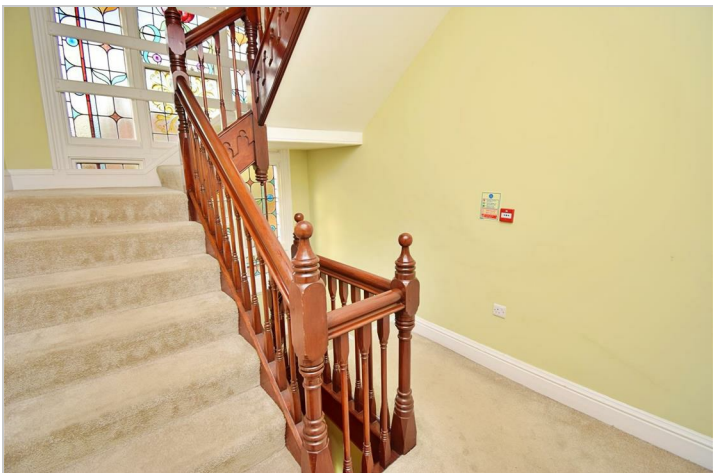
Built in shower, toilet and sink.

Lease and Charges

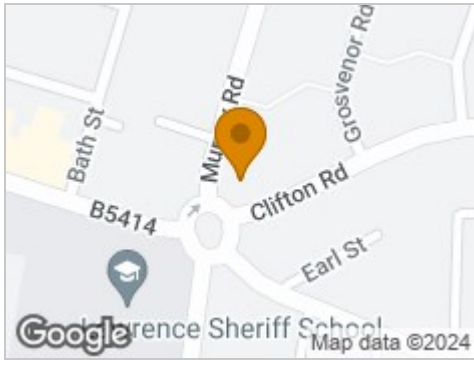
99 year lease from 2016.

Ground Rent £300.00 per annum

Service Charge £148.77 Per Month



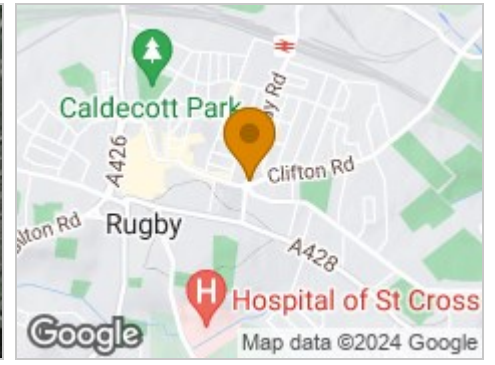
Road Map



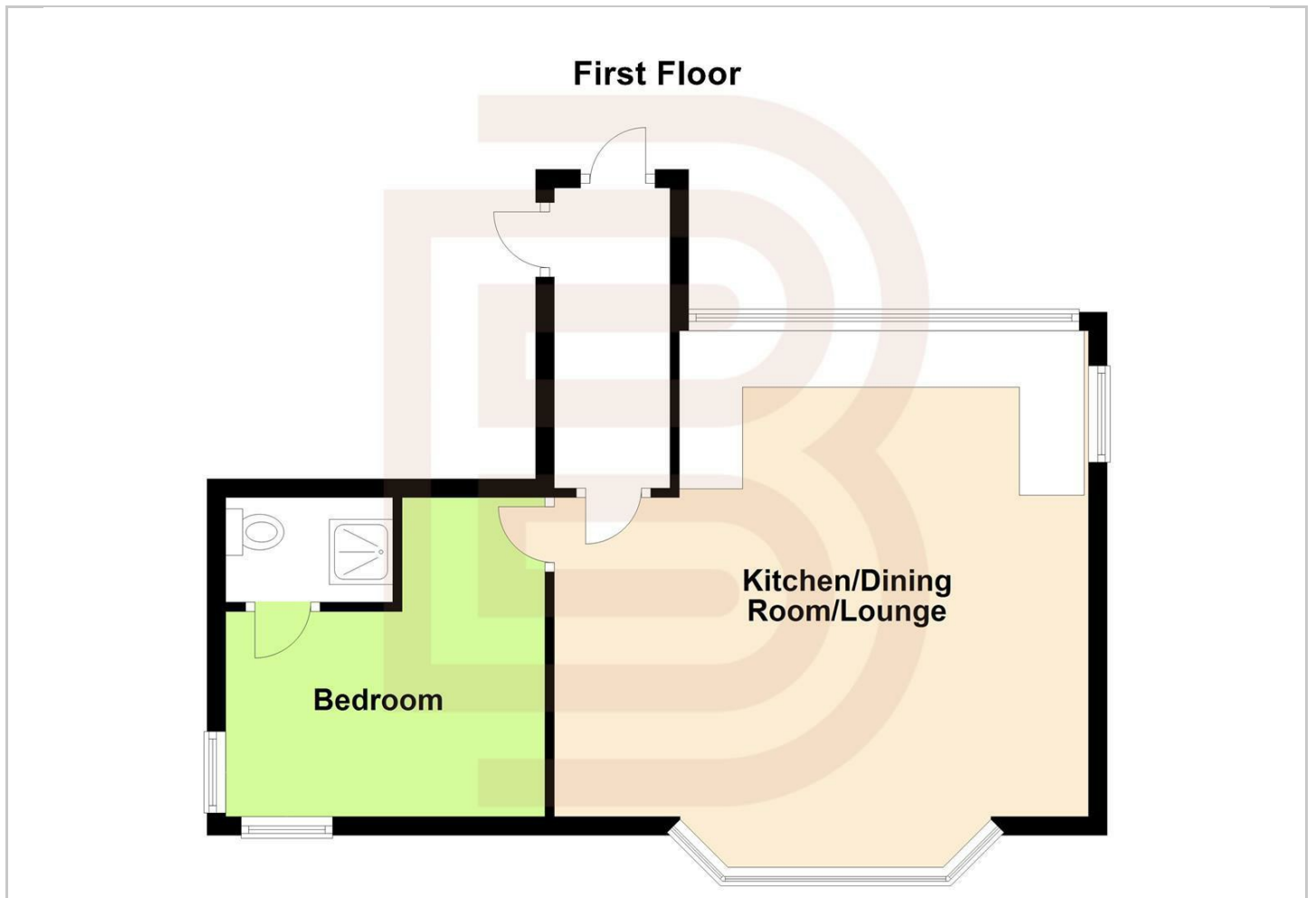
Hybrid Map



Terrain Map



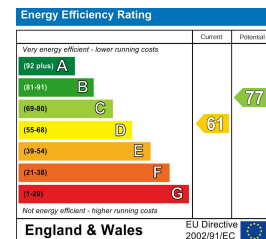
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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