



Ellis Brooke



## Flat 23 Ross Court Curie Close

, Rugby, CV21 3PF

**£124,950**



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## Apartment Entrance

Solid wood front door. Doors off to Lounge/Diner & further accommodation, Bathroom, Bedroom. Coving. Spacious airing/storage cupboard.

## Lounge/Diner

19'7" x 10'8" (5.97m x 3.25m)

Double glazed window to the front aspect/ Double door into Kitchen. Coving. Fireplace area. TV & telephone points. Electric heater.

## Kitchen

8'3" x 8'3" max (2.51m x 2.51m max)

Double glazed window to the front aspect. Completely refitted to maximise cupboard space & light. Coving. Full range of base & eye level units with stylish work surface over. Stainless steel sink/drainer with mixer tap. Wood effect flooring. Integrated fridge & freezer. Integrated oven, microwave, hob & extractor.

## Bedroom

13'6" x 9'1" max (4.11m x 2.77m max)

Double glazed window to the front aspect. Built in mirrored wardrobe. Telephone point.

## Bathroom

6'8" x 5'5" (2.03m x 1.65m)

Fully tiled. Panelled bath with shower over. Low flush WC. Wash hand basin built into vanity unit with storage. Coving. Extractor. Electric heater & towel heater.

## Communal Entrance & Lift

Secure intercom entry system into the main building at all points. Use of residents lift to all floors.

## Parking

Private parking area with provision for all residents.

## Communal Gardens

Wrapping around Ross Court. Mainly laid to lawn well-kept borders and seating areas.

## Benefits & Leasehold Notes

Available to buyers aged 60 or over (a live-in partner can be 55).

Age restricted, full ownership.

\*Lift to all floors.

\*Communal gardens around the perimeter

\*Residents Lounge & Laundry Room

\*Private Secure Parking (with visitor parking)

\*On-site Manager

\*Bookable Guest Flat

\*Apello Call System in every property

Lease Term 78 years

Annual Ground Rent : £610

Annual Service Charge : £3500

These charges include the use and upkeep of all communal areas (outside and inside) plus guest flat, lift and parking area.



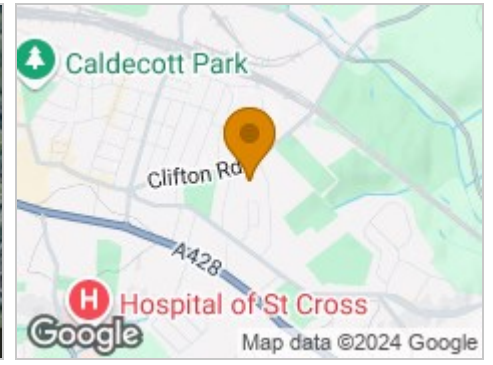
## Road Map



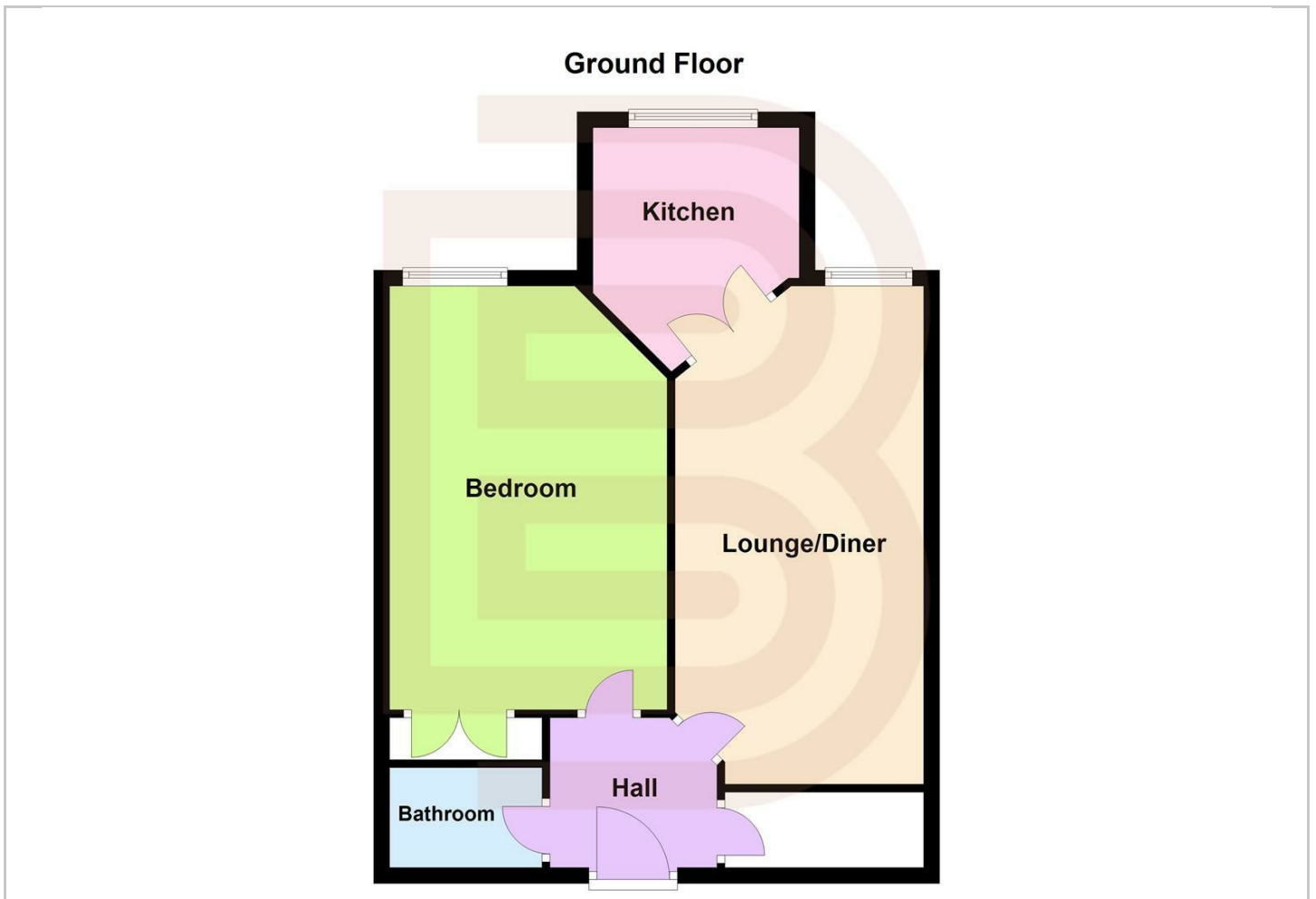
## Hybrid Map



## Terrain Map



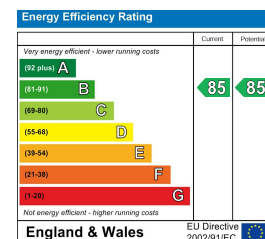
## Floor Plan



## 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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