



Ellis Brooke



Flat 23 Ross Court Curie Close

, Rugby, CV21 3PF

£107,500



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Apartment Entrance

Solid wood front door. Doors off to Lounge/Diner & further accommodation, Bathroom, Bedroom. Coving. Spacious airing/storage cupboard with re-fitted water cylinder.

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/drainage 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.



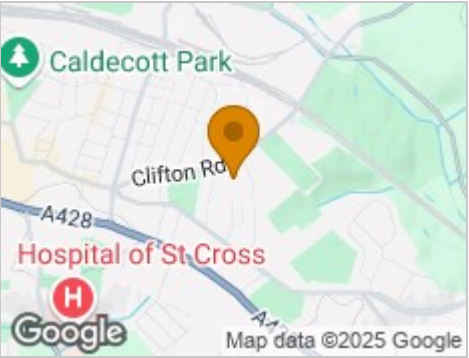
Road Map



Hybrid Map



Terrain Map



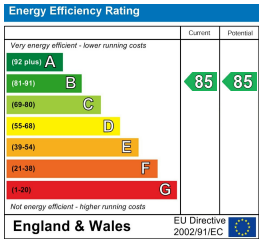
Floor Plan



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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