



# Ellis Brooke



## 49 Prior Park Road

, Rugby, CV22 7GA

**Asking price £150,000 75%  
Shared Ownership**



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## Hall

10'6 x '5 (3.20m x '1.52m)

Radiator, smoke detector, stairs, doors to:

## Kitchen

7'7 x 10'6 (2.31m x 3.20m)

With a range of matching base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, ceramic tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to front, plinth heater, vinyl flooring and smoke detector

## WC

uPVC frosted double glazed window to front, fitted

with two piece suite comprising pedestal wash hand basin and low-level WC, extractor fan, tiled splashback and radiator

## Lounge/Diner

14'9 x 16'8 (4.50m x 5.08m)

uPVC double glazed window to rear, built in under stairs storage cupboard, two radiators, telephone point, TV point, smoke detector, uPVC double glazed patio double doors to garden.

## Stairs & Landing

Smoke detector, access to loft, built in storage

cupboard housing wall mounted gas radiator heating boiler, doors to:

## Bedroom One

10'6 x 14'8 (3.20m x 4.47m)

Two uPVC double glazed windows to front, built in storage cupboard, radiator, TV point

## Bedroom Two

10'9 x 14'8 (3.28m x 4.47m)

L' Shaped Two PVCu double glazed windows to rear, radiator.

## Bathroom

5'6 x 7'9 (1.68m x 2.36m)

Fitted with 3-piece suite comprising panelled bath

with electric shower over, folding glass screen, pedestal wash hand basin and low level WC, part ceramic tiled walls, extractor fan, shaver point and light, radiator, vinyl flooring.

## Outside

Allocated parking to the front, enclosed rear garden mainly laid to lawn, paved patio area, pedestrian gate to rear providing access to front via alley.

## Shared Ownership Information

Orbit inform us of the following costs on this property.

Rent for the 25% orbit share - £113.08

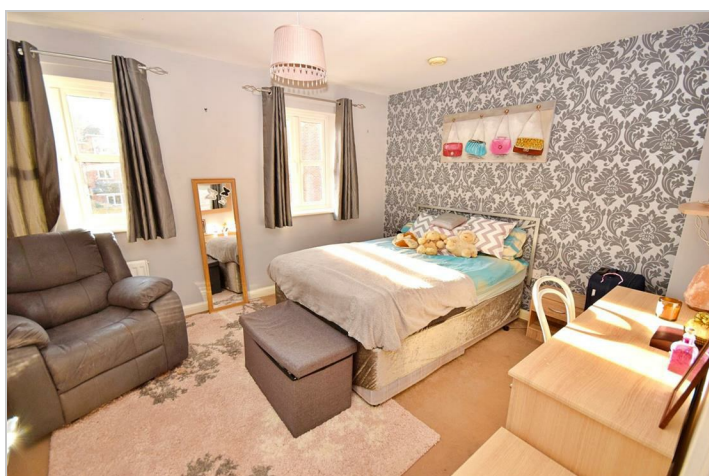
Insurance - £11.31

Management charge £20.06

Service Charge £87.76

Leasehold

125 years from 2010 with 111 years remaining.



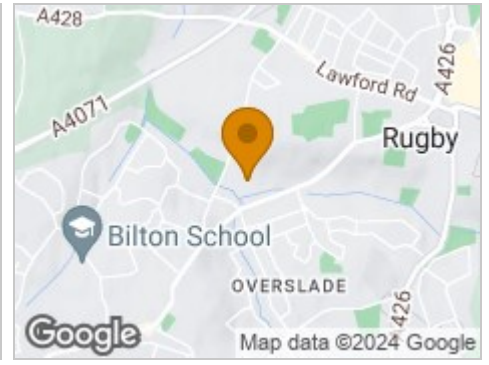
Road Map



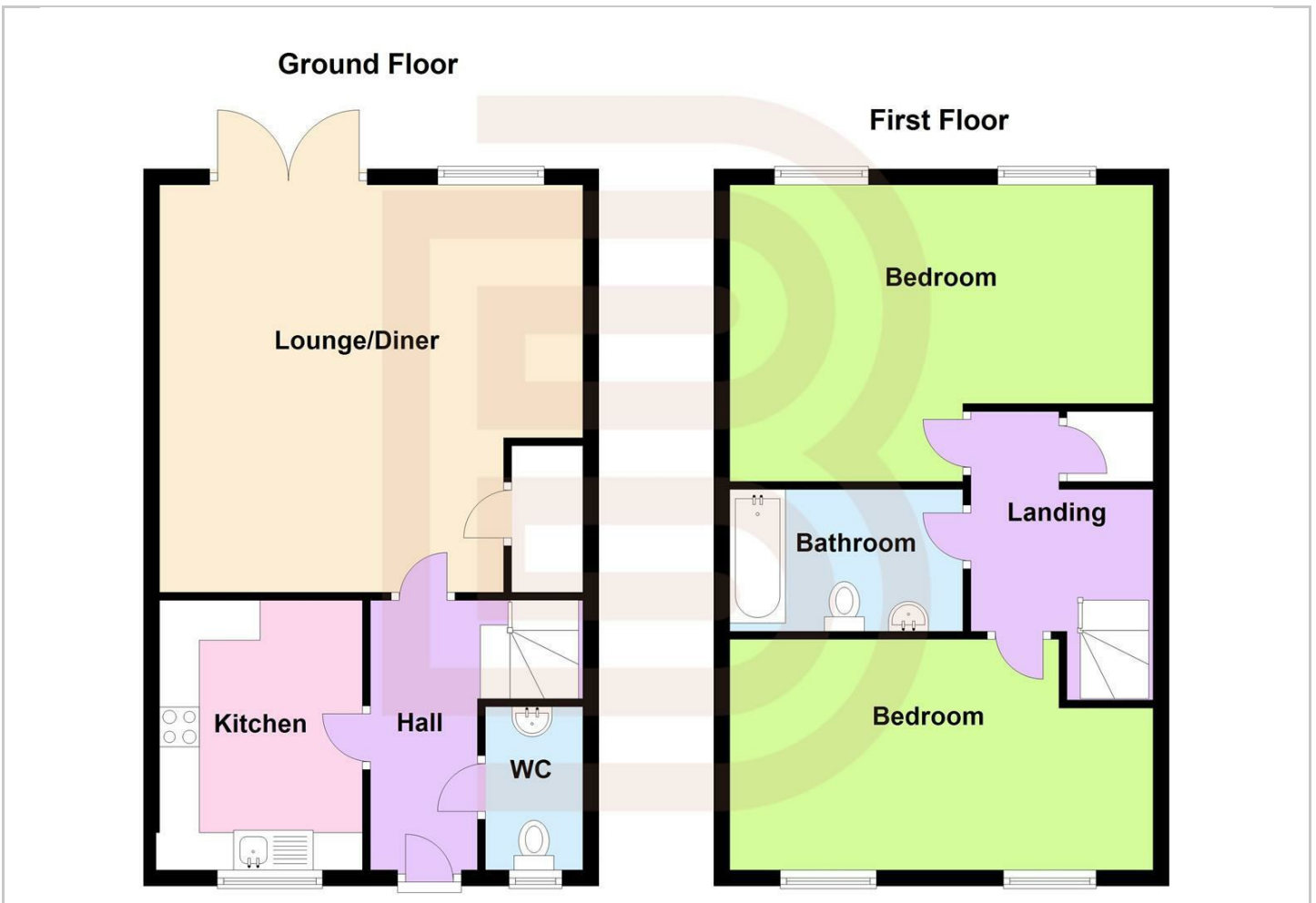
Hybrid Map



Terrain Map



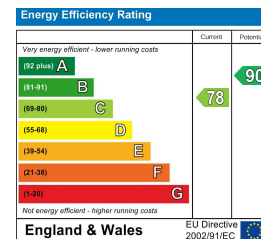
Floor Plan



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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