



Ellis Brooke



7 Ewart Place

Cawston, Rugby, CV22 7ZF

Shared Ownership £136,300



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Hall

Composite front door with decorative central glazing. Wood effect flooring. Stairs to first floor. Opens into kitchen. Door to Lounge. Door to Guest WC. Three storage areas - two of which have doors. Coving.

Kitchen

9' x 6' (2.74m x 1.83m)

Double glazed window to the front aspect. Range of base and eye level units with work surfaces over and tiling to splashbacks. Integrated cooker with gas hob and extractor. Stainless steel sink/drainer with mixer tap. Space for fridge/freezer. Space and plumbing for washing machine. Inset spotlights.

Lounge

12'8" x 12'7" (3.86m x 3.84m)

Double glazed French Doors to the garden. Radiator. TV point.

Guest WC

Low flush WC. Pedestal wash hand basin. Radiator. Extractor.

Landing

Doors to both bedrooms and bathroom. Loft access hatch (loft is partly boarded). Cupboard housing combination boiler. Radiator. Coving.

Bedroom One

12'6" x 10'9" max (3.81m x 3.28m max)

Double glazed window to the rear aspect. Radiator.

Bedroom Two

8' x 9'1" min (2.44m x 2.77m min)

Double glazed window to the front aspect. Radiator. Over-stairs cupboard.

Bathroom

6'5" x 6'2" (1.96m x 1.88m)

Panelled bath with shower over. Pedestal wash hand basin. Low flush WC. Extractor. Heated towel rail. Inset spotlights. Tiling to splashbacks.

Parking/Frontage

Off road parking for 1 car to the front.

Garden

Enclosed by timber fencing with access gate in the corner (which leads to the front of the property). Patio with pathway running to the back of the garden. Central lawned area with stone border to one side.

Notes

This property is being sold on a 58% Ownership Basis (it MAY be subsequently available to buy at 100% Freehold & subject to fees but please enquire for further details)

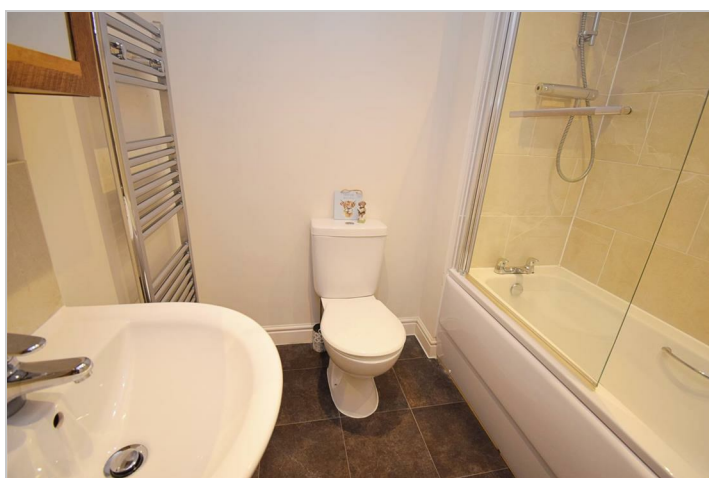
The Housing Association is Midland Heart and the total monthly charge to include Rent, Management Charges & Buildings Insurance is £267.95

There is no Ground Rent payable.

The lease term is 99 years from 2013.

Interested Applicants will need to provide the following in order to apply for acceptance with Midland Heart:-

- Completed application form (available from Ellis Brooke Estate Agents upon request)
- 3x copies of recent wage slips
- 3 x recent bank statement
- Proof of ID (passport or Driving licence)
- Proof of their current address (bill/bank statement or payslip)
- Mortgage offer in principle / evidence of ability to purchase cash.



Road Map



Hybrid Map



Terrain Map



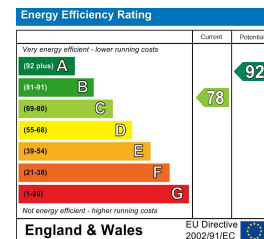
Floor Plan



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



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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