



Ellis Brooke



1 Denyer Court Broad Street

Brinklow, Rugby, CV23 0JL

Guide price £135,000



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Living Area

15'3" x 14'5" (4.65m x 4.39m)

uPVC front door. Wood effect flooring. Opens through to Kitchen Area. Two radiators. Shallow storage cupboard. Airing cupboard (containing electric boiler system). Double glazed window to the front aspect.

Kitchen

9'2" x 7'9" (2.79m x 2.36m)

Continuation of wood effect flooring. Door into Bedroom. Door to Shower Room. Range of base and eye level units with work surface over. Stainless steel sink/drainage. Integrated cooker with electric hob. Integrated fridge. Space and plumbing for washing machine. Inset spotlights.

Bedroom

11' x 8'7" (3.35m x 2.62m)

Small double glazed window to the side. Two small steps down. Radiator. Inset spotlights.

Shower Room

Low flush WC. Small wash hand basin with mixer tap. Fully tiled shower cubicle. Inset spotlights. Extractor. Tiled floor.

Outside

One allocated car parking space to the left side of the communal area.

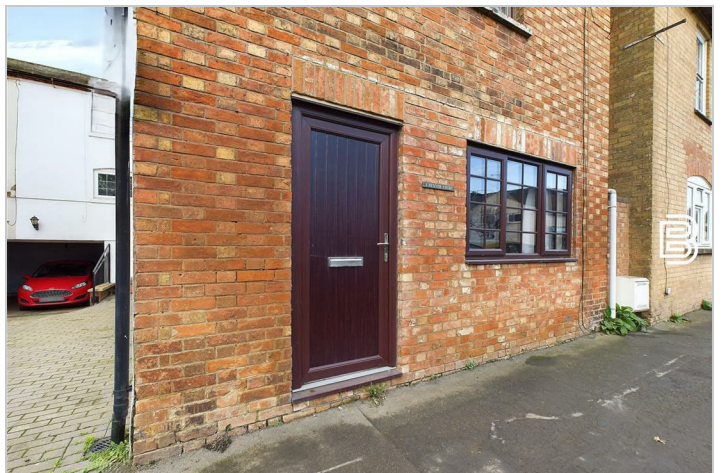
Parking is also available out the front of the property on the road with no restrictions.

Notes

The lease is 999 years from January 2010.

The Annual Ground rent is a nominal £1

We are informed by the seller that if there are any works to be done to the exterior areas of the building then the charge is split equally between numbers 1,2 & 3 Denyer Court.



Road Map



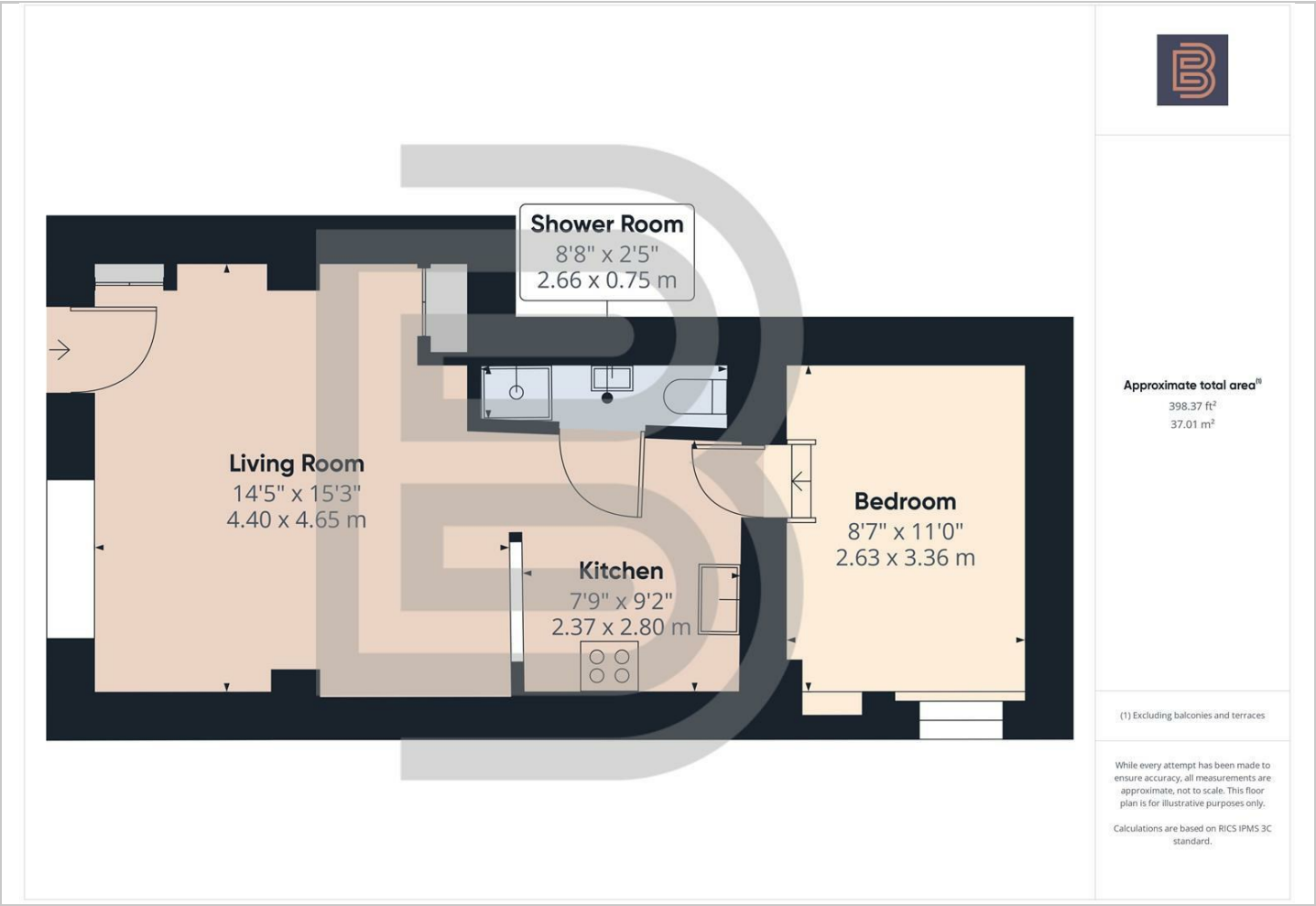
Hybrid Map



Terrain Map



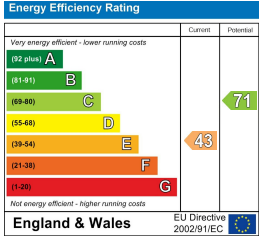
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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