



# Ellis Brooke



## 9 Garden House, Hillmorton Road

, Rugby, CV22 5AN

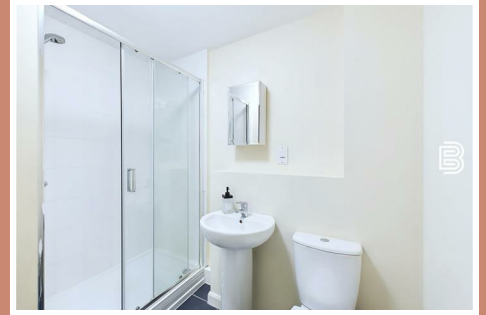
**Asking price £175,000**



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## Entrance

Enter via telephone intercom system.

## Entrance hall

Enter via composite front door. Single panel radiator. Door to cupboard housing Hot water system. Door to storage cupboard. Doors to further accommodation.

## Kitchen/Living/Dining room

19'2 x 12'11 (5.84m x 3.94m)

Kitchen area fitted with base units and roll top work surfaces. Built in fridge/freezer. Built in oven, hob and extractor fan. Built in sink with drainage board and mixer tap. Space and plumbing for washing machine. uPVC window to front aspect. uPVC french doors to front aspect. TV point. Radiators. Kitchen/Dining area tiled. Lounge area carpeted.

## Shower room

6'0 x 7'7 (1.83m x 2.31m)

Double shower with mixer shower inset. Low flush wc. Wash hand basin with mixer tap. Extractor fan. Radiator. Tiled splashbacks.

## Main bedroom

9'11 x 12'3 (3.02m x 3.73m)

uPVC double glazed window to the rear elevation. Radiator. Door into:

## En suite

6'1 x 7'9 (1.85m x 2.36m)

Double shower cubicle. Low flush wc. Wash hand basin with mixer tap. Radiator.

## Bedroom two

8'10 x 11'5 (2.69m x 3.48m)

uPVC window to rear elevation. Radiator.

## Parking

There is an allocated parking space at the rear of the building accessed via the electric communal gates.

## Ground rent and service charge

Approx £450 service charge per annum

Ground rent £150.00 Per annum

## Lease

114 years remaining

## Potential landlord information

There is currently a tenant in situ paying £850PCM





Road Map



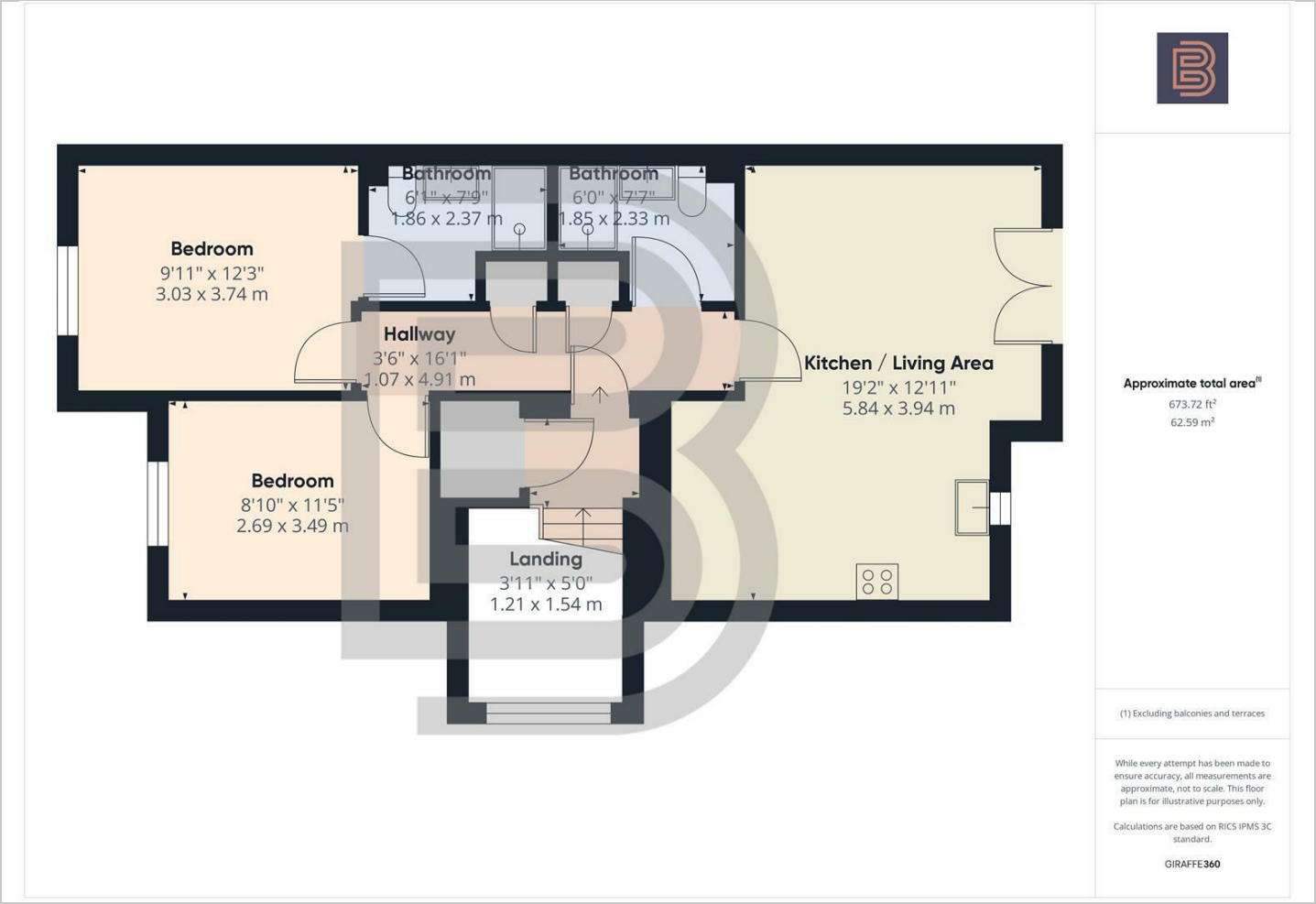
Hybrid Map



Terrain Map



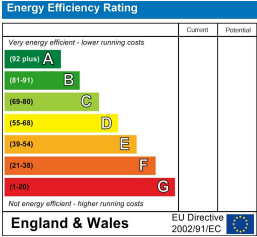
Floor Plan



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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