



# Ellis Brooke



## Flat 5, Tuning House, 71 Maine Street

Houlton, Rugby, CV23 1AS

**Guide price £59,000**

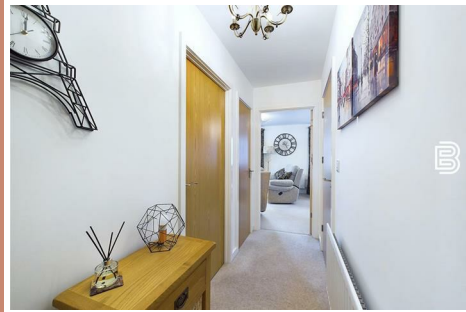




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## Entrance Hall

Accessed through the front door from the communal areas. The entrance hall gives access to all of the apartment's accommodation along with providing further access to a useful storage cupboard.

## Open Plan - Living/Kitchen Space 20'1" x 11'10" (6.13m x 3.63m)

A wonderfully bright and airy room with two full length windows to the rear elevation and a further window to the side elevation. In addition to one side elevation there is a Juliet balcony which has a view over the neighbouring Houlton "Nature Walk". The living area and kitchen area are neatly defined with a subtle change in the flooring. The kitchen itself comprises of a range of base and eye level units with a complementary worktop over. Within the kitchen there is a fitted electric oven with a four ring gas hob and extractor fan over, in addition there is a fitted fridge/freezer. Further space and plumbing is available for a washing machine. An eye-level cupboard houses the gas boiler.

## Bedroom

9'8" x 12'8" (2.97m x 3.87m)

A double bedroom with a Juliet balcony to the side elevation that benefits from a pleasant view. Within this double bedroom there is ample space for wardrobes.

## Bathroom

6'2" x 7'6" (1.9m x 2.29m)

With a suite that comprises a low-level flush WC, wash hand basin and panelled bath with mixer shower over. Within the bathroom there is tiling to all splash back areas along with a wall-mounted heated towel rail. In addition there is a frosted window to the side elevation.

## Communal Areas

With access to Tuning House being available from either the front or rear of the building. The front is accessed from Maine Street itself with the rear being from the communal car parking area. To the ground floor of the building is a fully tiled floor with stairs that rise to the first floor. From the first floor communal landing access is obtained to the apartment itself.

## Parking

Within the communal car park, which is accessed off Shaughnessy Wy. There is one allocated parking space, which is marked by the letter E. Additional visitor parking is available on a first come first serve basis.

## Lease Information

This property is being sold on a leasehold and shared ownership basis. The lease was created on 2nd March 2020 and is set for a period of 125 years ending 2nd March 2145. There is around 120 years remaining on the current lease.

## Rent and Service Charge

A rent charge is payable for the portion of the property that is not owned. A rent review has recently been carried out and from April 2025 the rent will be set at £281.98 per month (£3,383.76 per year).

A service charge is payable for the upkeep of the building and communal areas internally and externally. A recent review has taken place and from April 2025 the service charge will be set at £148.03 (£1,776.36 per year). The service charge covers the buildings insurance.



Road Map



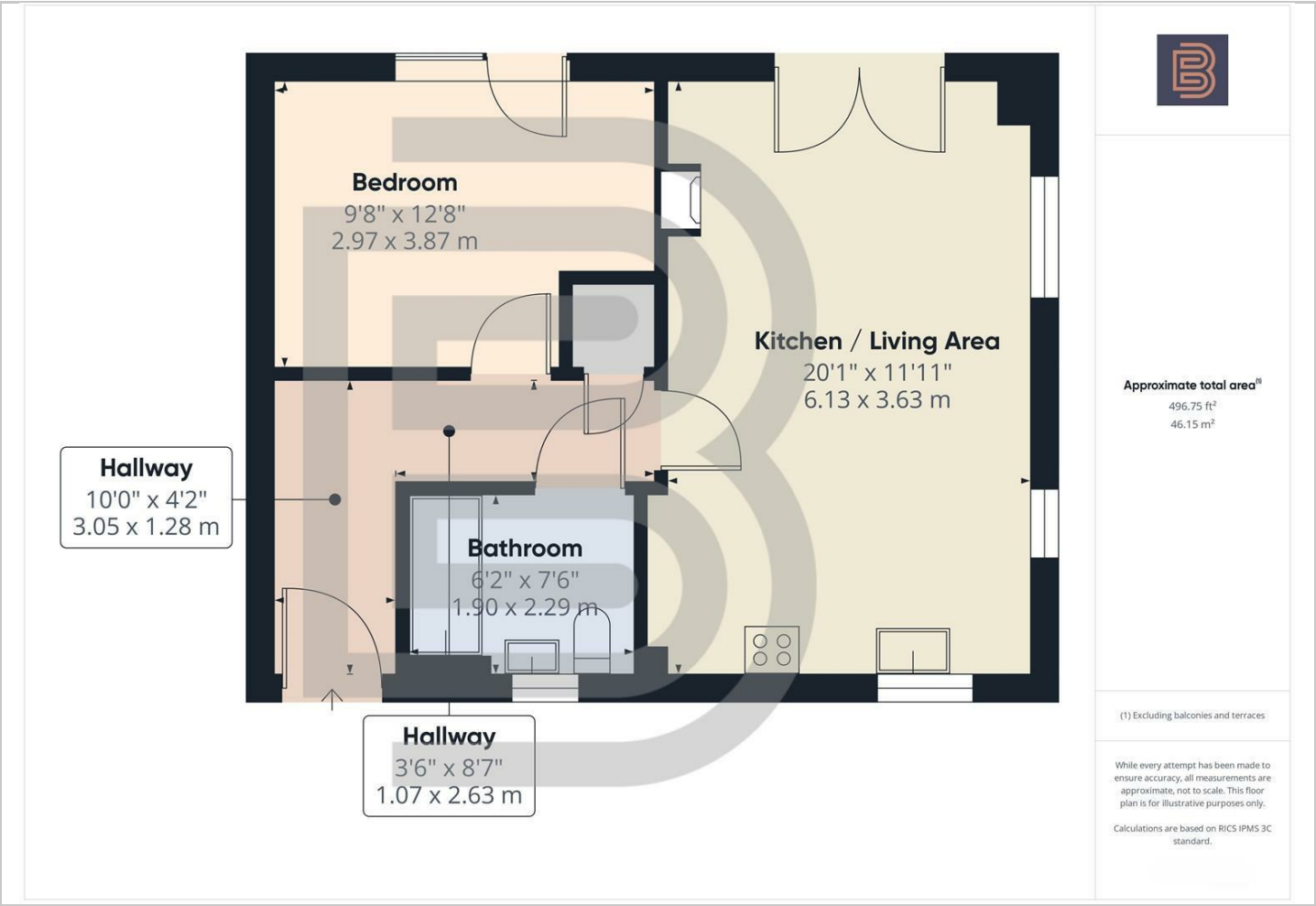
Hybrid Map



Terrain Map



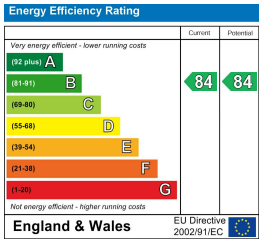
Floor Plan



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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