



# Ellis Brooke



## Flat 5 Trinity Court Church Street

, Rugby, CV21 3PU

**Guide price £92,500**





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## Apartment Entrance

Wooden front door. Doors off to Lounge, Bedroom, Shower Room & Storage Cupboard (housing water cylinder). Security and safety intercom system. Coving.

## Lounge

17'6" x 10'6" max (5.33m x 3.20m max)

Double glazed window and door out onto garden. Double doors to kitchen. Electric heater. Electric fire with surround. Coving.

## Kitchen

7'4" x 7'6" (2.24m x 2.29m)

Double glazed window to the garden. Range of base and eye level units with work surface over. Integrated oven and hob. Space for fridge. Space for further under-counter appliance. Stainless steel sink. Tiling to splashbacks. Extractor. Wall mounted heater. Coving.

## Bedroom

12' x 9'2" max (3.66m x 2.79m max)

Double glazed window to the garden. Electric heater. Fitted wardrobe. Coving.

## Shower Room

6'8" x 5'4" (2.03m x 1.63m)

Good size shower cubicle with electric shower. Wash hand basin set into vanity unit. Low flush WC. Heated towel rail. Tiling to splashbacks. Extractor.

## Communal Gardens

Wrapping around the property with lawned areas, seating sections, trees, plants, flowers and shrubs.

## Car Park

Located at the rear of the property and for residents only.

## Communal Facilities

Entrance area with on-site manager office. Communal Lounge & Kitchenette. Communal Laundry Room. Bookable flat for use of relatives/guests.

## Lease Information

125 Year Lease from 1994 (94 years remaining)  
Annual Service Charge of £4000  
Annual Ground Rent of £440



Road Map



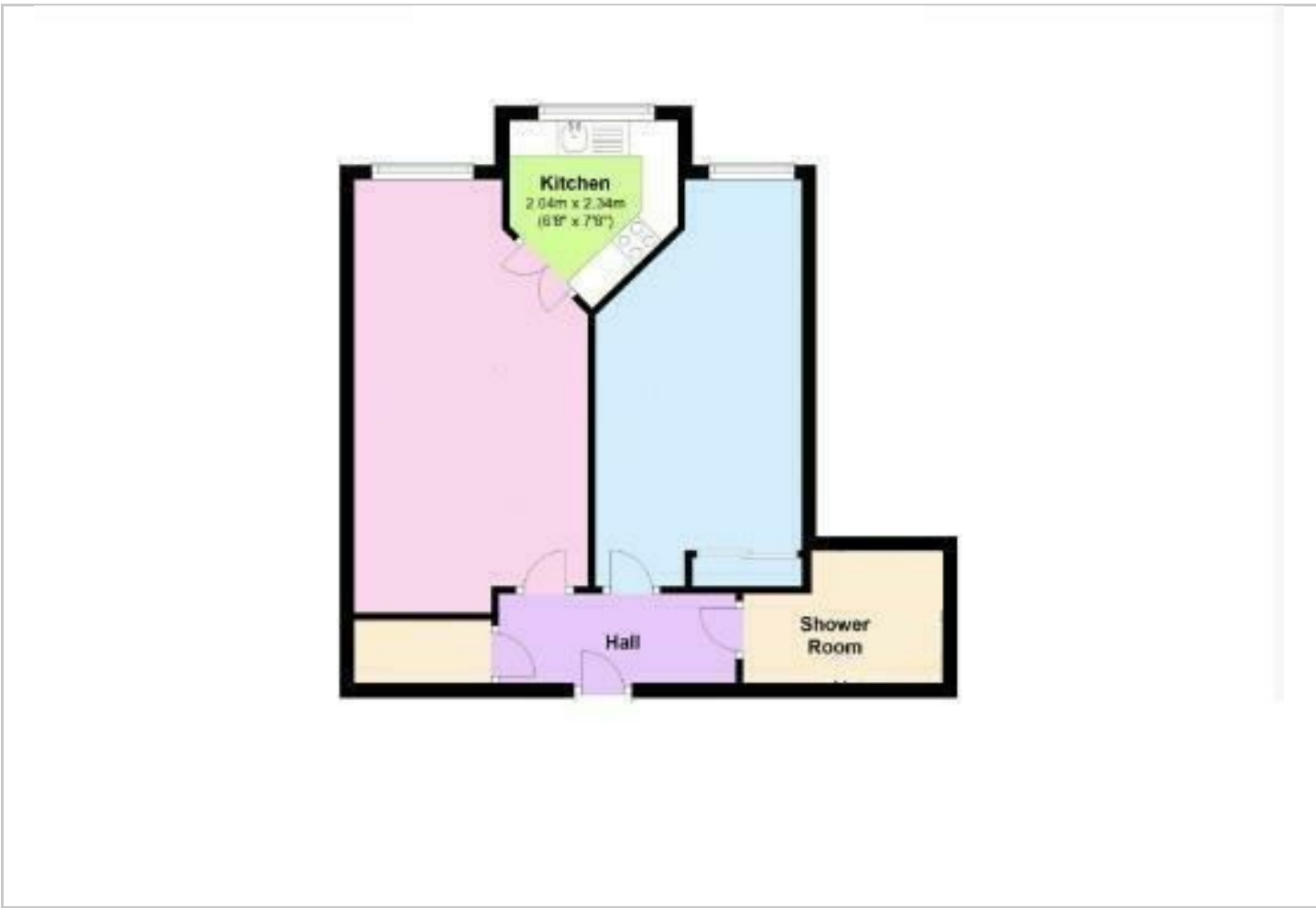
Hybrid Map



Terrain Map



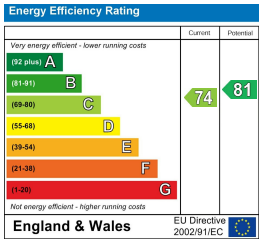
Floor Plan



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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