



# Ellis Brooke



## 37 Lawford Bridge Close

, Rugby, CV21 2AE

**Guide price £135,000**





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## Entrance Hall

Accessed through a composite front door, the entrance hall benefits from a window to the front elevation that provides natural light. In addition there is access to a useful storage cupboard and doors which provide provided access through to all accommodation.

## Open Plan Living/Kitchen Space

16'6" x 14'9" (5.03m x 4.5m)

A spacious, light and airy room with two windows found to the rear elevation, providing a view of the outside. The kitchen area itself comprises of a range of base and eye level units with a complementary worktop over. A neat breakfast bar defines the kitchen from the rest of the room. Within the kitchen, there is a fitted dishwasher, oven and four ring electric hob with extractor fan over. There is space and plumbing for a tall fridge freezer and washing machine. Within the room there is ample space for a seating and dining area.

## Bedroom 1

10'4" x 11'8" (3.15m x 3.58m)

A generously sized double bedroom with a window to the front elevation. This bedroom benefits from a large wardrobe.

## Bedroom 2

14'4" x 6'6" (4.39m x 2m)

A double bedroom which benefits from a window to the rear elevation. This bedroom benefits from a wardrobe.

## Bathroom

6'6" x 5'8" (1.99m x 1.74m)

With a suite that comprises of a low-level flush WC, wash hand basin with vanity unit under and panelled bath with shower over. Within the bathroom, the floor is fully tiled, and the majority of walls are also tiled.

## Communal Areas

The building is accessed from the car parking area through a door where you arrive in a communal entrance hall with secure entry system. From here a front door gives access to the apartment. To the rear of the building is a communal green area which provides somewhere for alfresco dining or to simply enjoy the sunshine. Owners also have access to a communal bike store.

## Parking

Located in front of the building is a communal car park where one allocated parking space is offered with this apartment. The relevant parking space is numbered 37. Further visitor parking is available on a first come first served basis.

## Lease Information

This property is sold on a leasehold basis.

The lease was set for a period of 125 years and has a remaining 107 years.

## Ground Rent and Service Charge

This property is subject to an annual Ground

Rent and Service Charge, the figures currently are as follows:

Ground Rent £125 per year.

Service Charge £1353.53 per year.



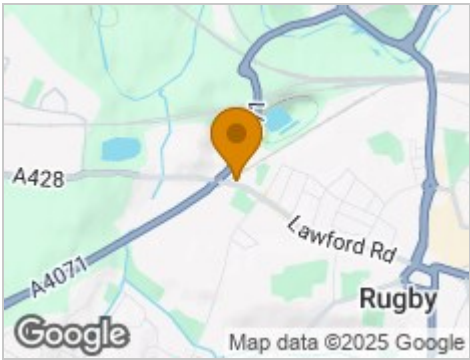
Road Map



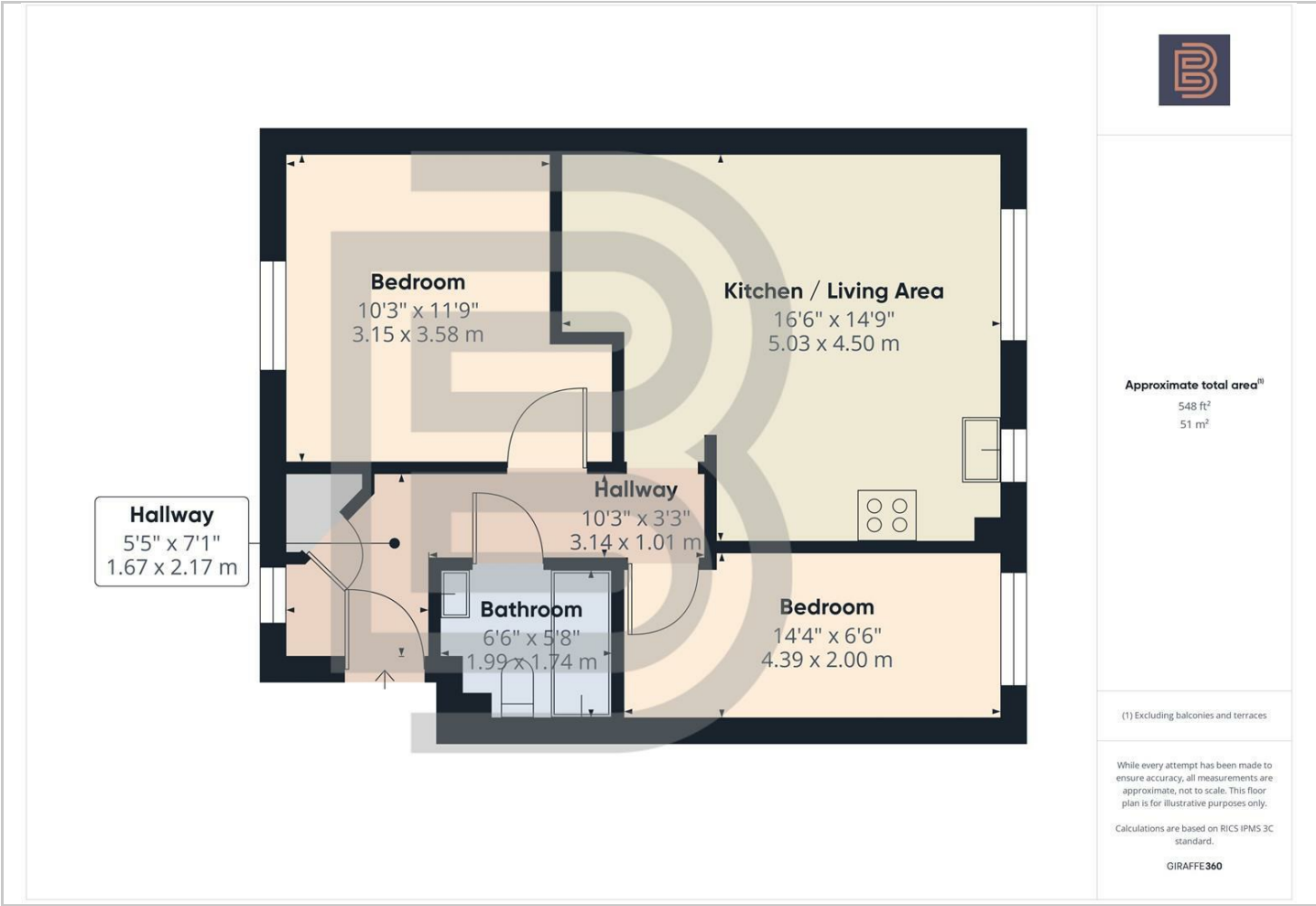
Hybrid Map



Terrain Map



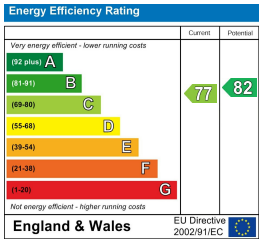
Floor Plan



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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