



# Ellis Brooke



## 7 East Close

Cawston, Rugby, CV22 7XY

**Shared Ownership £145,000**



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## Hallway

Composite part double glazed front door. Stairs to first floor. Radiator. Under-stairs storage area. Storage cupboard. Door to WC. Door to living space.

## Guest WC

Low flush WC. Pedestal wash hand basin. Extractor. Radiator.

## Kitchen/Diner Area

Double glazed window to the front aspect. Radiator. Opens through to Living Space. Range of base and eye level units with work surfaces over. Integrated oven with gas hob and extractor. Stainless steel sink/drainage with mixer tap. Space for upright fridge/freezer. Space for washing machine. Space for Dishwasher. LVT flooring. Cupboard housing combination boiler.

## Living Area

French doors and double glazed window to the garden and patio. LVT flooring. Radiator.

## Landing

Doors off to all 3 bedrooms. Door to Family Bathroom. Loft access hatch. Storage cupboard. Radiator.

## Bedroom One

Double glazed window to the rear aspect. Radiator. Door to En-Suite.

## En-Suite

Double fully tiled shower cubicle. Radiator.

Extractor. Low flush WC. Pedestal wash hand basin.

## Bedroom Two

Double glazed window to the front aspect. Radiator.

## Bedroom Three

Double glazed window to the rear aspect. Radiator. Currently used as a dressing room.

## Bathroom

Double glazed window to the front aspect. Heated towel rail. Panelled bath. Tiling to splashbacks. Low flush WC. Pedestal wash hand basin.

## Frontage

Small canopy porch. Accessed via walkway from East Close and fronts open green space.

## Rear Garden

Fully enclosed by timber fencing. Access gate leading to rear parking area. Two patio sections set over different levels. Low maintenance stone borders. Central lawned area.

## Parking

Two allocated parking spaces accessed to the rear of the property. Gate into rear garden.

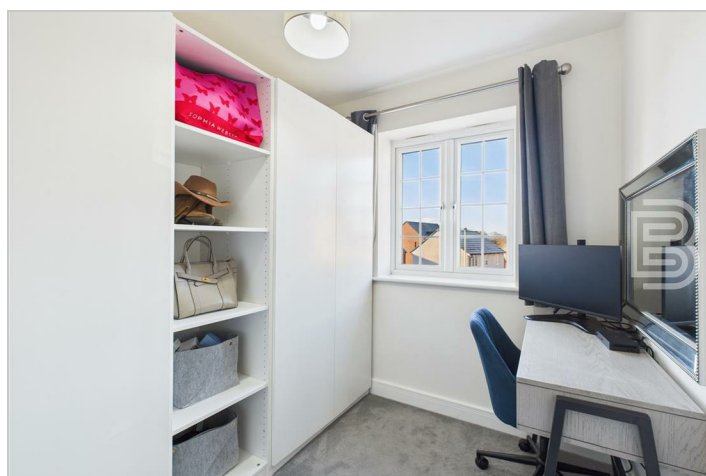
## Service Charges & Rent Amounts

Monthly rent\* £411.17 (\*This may change if you have moved into a new financial year by the time you complete)

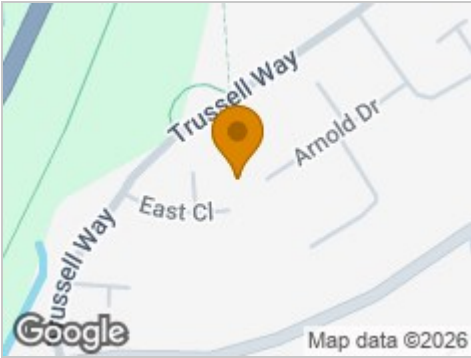
Service Charge - £18.65 (monthly)  
Monthly lease management fee £25.43  
Annual Buildings Insurance £12.89  
Lease is 125 Years from 2019  
All interested parties must be approved by the  
Housing Association

#### Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Road Map



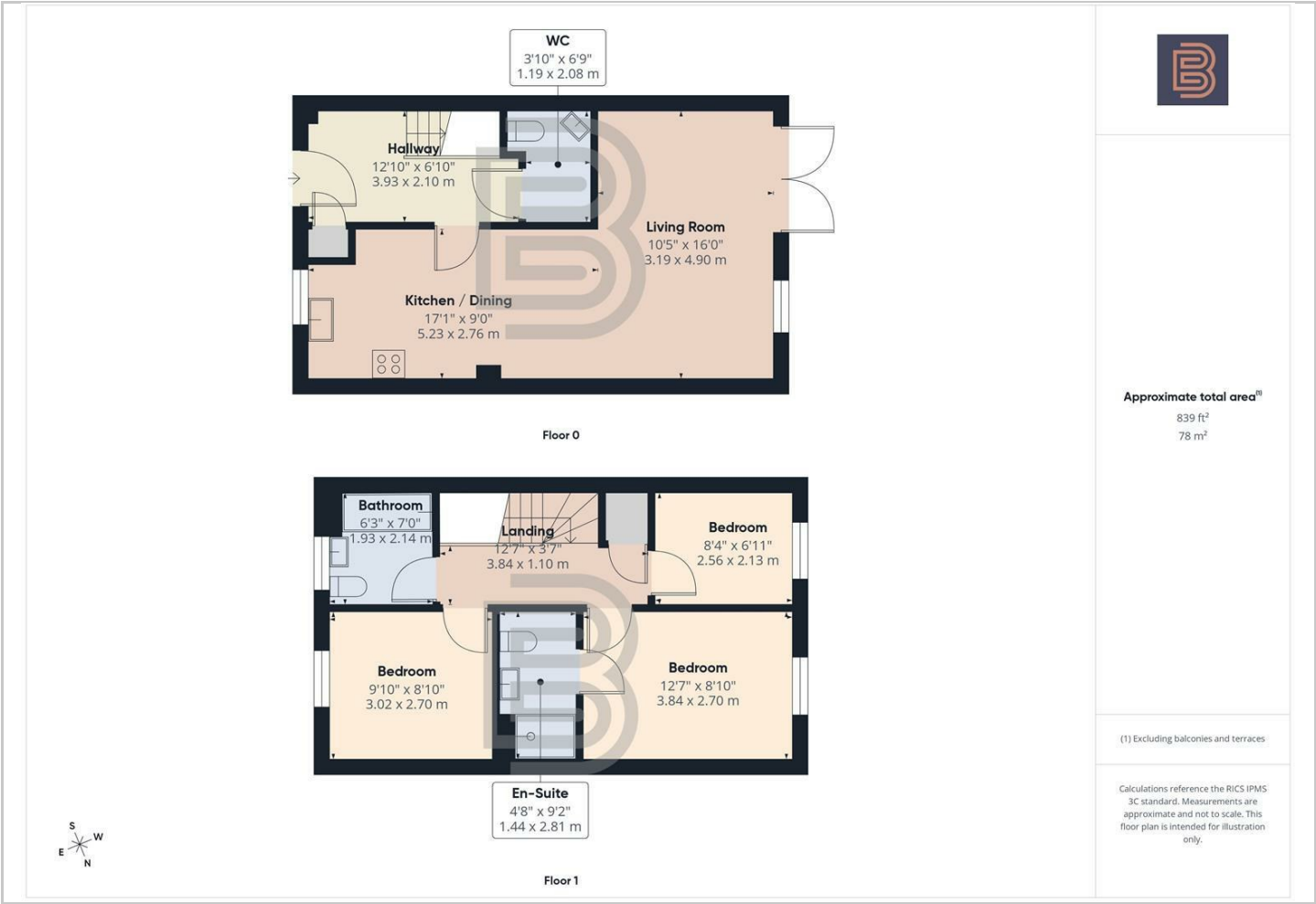
Hybrid Map



Terrain Map



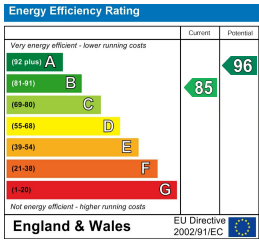
Floor Plan



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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