



Asta Court Chestnut Field, Rugby CV21 2TL

welcome to

Asta Court Chestnut Field, Rugby

Shipways will be conducting an open house event, viewings are by appointment only so please call to arrange your viewing as soon as possible.to avoid missing out on this fantastic two bedroom apartment.

Agent Notes

The Council Tax Band is B. The length of the lease is 125 years from 1st December 2006. We are informed the annual ground rent and service charge is £ 2144.00.

Entrance Hall

Storage Cupboard and electric radiator.

Kitchen/lounge

16' 6" x 10' 4" plus recess (5.03m x 3.15m plus recess)
Top and bottom wall units, two double glazed windows, built in oven, electric hob, fan and electric radiator.

Bedroom One

9' 6" x 11' 5" (2.90m x 3.48m)
Double glazed window and radiator.

Bedroom Two

10' 11" x 10' 8" (3.33m x 3.25m)
Double glazed window and electric radiator.

Shower Room

Shower, toilet, vanity sink and wall mounted radiator.





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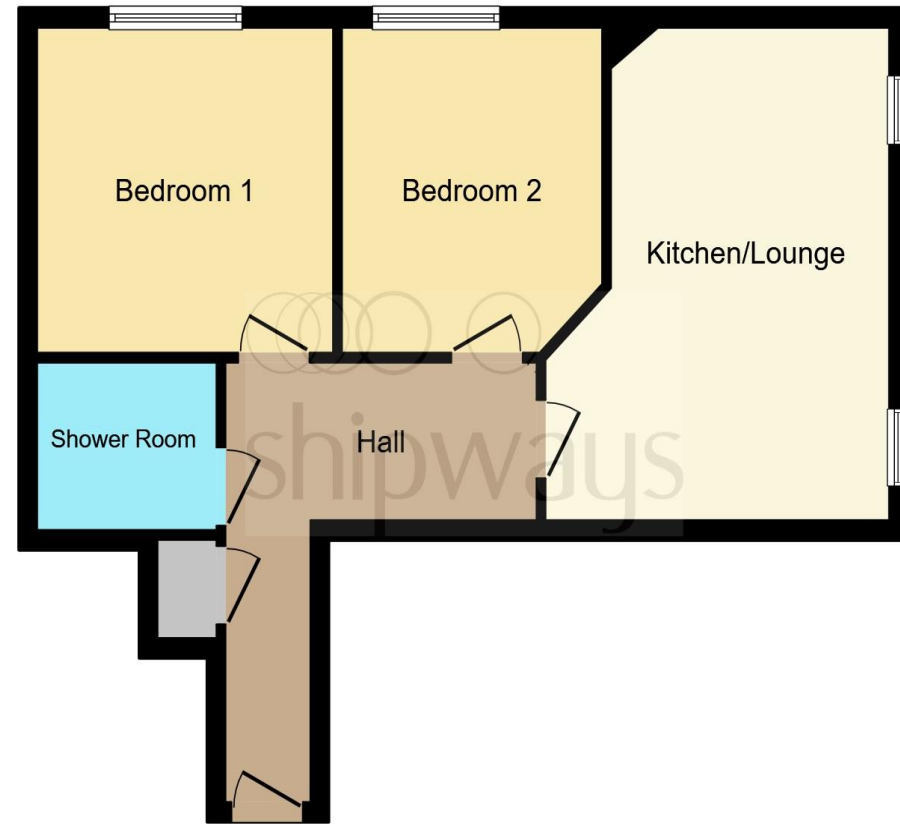
- TWO DOUBLE BEDROOMS.
- SECURE GATE AND INTERCOM SYSTEM.
- ALLOCATED PARKING SPACE.
- NO ONWARD CHAIN.
- TOWN CENTRE LOCATION.

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£120,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
RGY108945 - 0016

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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shipways



01788 574641



Rugby@shipways.co.uk



24 Regent Street, RUGBY, Warwickshire, CV21
2PY



shipways.co.uk

