



Flat 5 Temple Court, Hillmorton Road, Rugby, Warwickshire, CV22 5AB

HOWKINS &
HARRISON

Flat 5 Temple Court,
Hillmorton Road, Rugby,
Warwickshire, CV22 5AB

Guide Price: £180,000

This spacious two-bedroom, first floor apartment is set in the much-desired Temple Court development, which is within walking distance of Rugby town centre and Rugby railway station. The apartment further benefits from off-road parking and a single garage. Offered to the market with no onward chain.

Features

- First floor apartment
- Popular residential development
- Situated close to the town centre and train station
- Two double bedrooms
- Recently renovated
- Allocated parking & garage
- Lounge/diner
- New radiator system and new cooker
- Communal gardens
- Communal intercom system
- 997 year lease
- Energy Rating- D



Location

The property is located on the sought-after Hillmorton Road, within walking distance of the town centre which offers a good selection of independent and High Street shops as well as a wide range of bars, restaurants, and coffee shops. The property is in walking distance to the Queen's Diamond Jubilee Sports Centre, the local park and countryside, via the Great Central Way. The property is also well positioned for the commuter with easy access to major road networks and Rugby Railway Station, offering a frequent rail service with Virgin Trains to London Euston which takes just under 50 minutes.



Accommodation

From the communal entrance, the front door provides access to the entrance hall, with useful cupboard providing space for storage. A door leads through to the lounge/diner, located to the front aspect with a large picture window flooding the room with natural light. From the lounge a further door gives access to an inner hallway, which in turn leads to the remaining accommodation. The kitchen has a window to the rear elevation, which overlooks part of the communal garden, and is fitted with a range of base and eye level units with complementary worktop over and space with plumbing for a washing machine and tumble dryer. There are two double bedrooms, both of which benefit from fitted wardrobes, with one being located to the front elevation whilst the other is situated to the rear, with a large window providing views over the communal gardens.

The family bathroom comprises of a low-level flush WC, pedestal wash hand basin and a panelled bath with electric shower over, with tiling to all splashback areas.

Communal Areas and Garden

A communal front door with intercom system provides access into the building's entrance lobby, with stairs rising to the first floor landing which leads to the apartment entrance door. The development benefits from well-tended communal gardens which are mainly laid to lawn with herbaceous borders and flowerbeds, and are well enjoyed by the residents.

Parking and Garage

The apartment benefits from an allocated parking space towards the front of the property and a single garage with a manual up and over door and lighting connected.

Leasehold Details

The 999-year lease has 997 years remaining. There is an £1800 annual service charge/ground rent payable which equates to £150 pcm. The management company is run and owned by the leaseholders and is known as Temple Court Properties (Rugby) Ltd.

Viewing

Strictly by prior appointment via the selling agent
Howkins & Harrison. Contact [Tel:01788-564666](tel:01788-564666).

Fixtures and Fittings

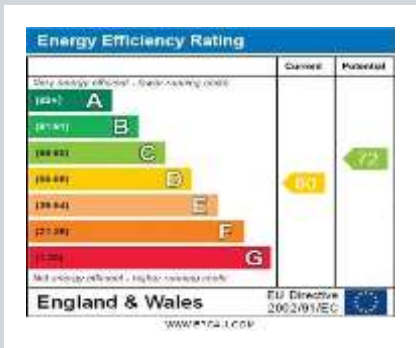
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – B.



Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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