



**EDWARD KNIGHT**  
ESTATE AGENTS

FLAT 3, MANOR HOUSE, CLIFTON ROAD, RUGBY, WARWICKSHIRE, CV21 3QG

GUIDE PRICE £115,000





#### **ENTRANCE HALL**

Telephone intercom system. Door into:

#### **OPEN PLAN LIVING AREA**

#### **KITCHEN AREA**

With a range of base and eye level units. Built in cooker. Inset sink with draining board and mixer tap. Integrated fridge, washing machine and dishwasher. Vinyl flooring.

#### **LOUNGE/DINING ROOM AREA**

Window to side elevation. TV point. Satellite point. Radiator. Carpets.

#### **BEDROOM ONE**

Window to front and side elevations. Radiator. TV point. Door into:

#### **SHOWER ROOM**

Shower cubicle with mixer shower over. Wash basin with mixer taps. Low flush W.C.

#### **Lease Information**

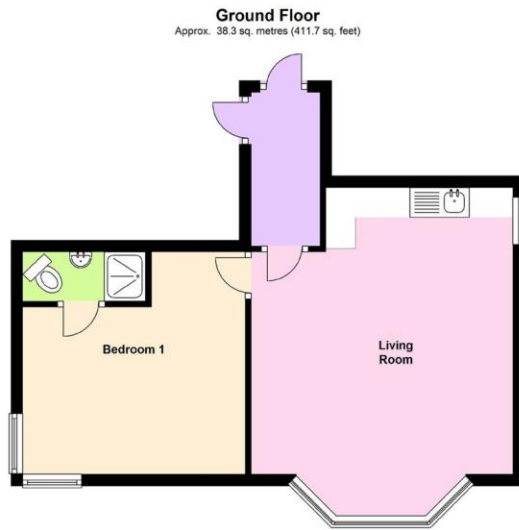
99 years from 2016 Service charge and ground rent approx. £2200.00 per annum.

#### **COUNCIL TAX**

Band B







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	61	77
	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	58	81
	EU Directive 2002/91/EC	