



**EDWARD KNIGHT**  
ESTATE AGENTS

19 TRINITY COURT, CHURCH STREET, RUGBY, CV21 3PU

£125,000







#### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale, this first floor purpose built two bedroom flat situated in the heart of Rugby Town Centre. This over 60's development was built by McCarthy & Stone (Developments) Ltd in 1994 and comprises of 31 properties.

In brief the property comprises of entrance hall, lounge, kitchen, two bedrooms and a shower room. The property is situated on the first floor and can be accessed by a lift. There are communal gardens and parking spaces on a first come first served basis.

Residents must be over the age of 60 years or in the case of a couple, 60 years and 55 years respectively.

The property benefits from a secure entry intercom and an emergency call system where the Development Manager can be contacted from various points within the flat in the unfortunate case of an emergency.

There is an open lounge on the ground floor which provides a communal social space along with a communal laundry room and a guest suite for overnight visitors. There is also a resident House Manager who organises various in-house social events throughout the year.

The property is being offered for sale with no onward chain, and viewing is highly recommended to appreciate the property on offer.



### LOCATION

The property is situated in the heart of Rugby town centre, close to all amenities which includes, supermarkets, stores, shops, restaurants, bus routes and within walking distance of Rugby Railway Station.

### COMMUNAL ENTRANCE

### ENTRANCE HALL

### LOUNGE

16' 2" x 13' 9" (4.93m x 4.19m)

### KITCHEN

9' 0" x 5' 6" (2.74m x 1.68m)

### BEDROOM ONE

13' 9" x 9' 8" (4.19m x 2.95m)

### BEDROOM TWO/DINING ROOM

12' 9" x 8' 6" (3.89m x 2.59m)

### SHOWER ROOM

### COMMUNAL GARDEN

### AGENTS NOTES

The property is LEASEHOLD.

125 year lease from 1994.

Current Ground Rent £578.94 per annum.

Current Service Charge £6,159.94 per annum







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