



EDWARD KNIGHT
ESTATE AGENTS

3 MORTON GARDENS, RUGBY, CV21 3TG

OFFERS OVER £110,000





PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to present this two bedroom, ground floor flat conveniently located in a quiet development within easy walking distance of Rugby town centre and railway station. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, two well proportioned bedrooms and bathroom. The property further benefits from electric panel heaters, double glazing, intercom entry and one allocated off-road parking space.

LOCATION

The property is ideally located within walking distance of Rugby town centre which offers a range of High Street stores and independent retailers, as well as a selection of bars, restaurants and leisure facilities. Rugby railway station is also within walking distance and offers a frequent service to London Euston in under 50 minutes. The property is also ideally placed to access all major road networks including M6, M1, A5 and A45.



ENTRANCE HALL

17' x 3' 4" (5.18m x 1.02m)

LIVING ROOM

17' 1" x 10' 4" (5.21m x 3.15m)

KITCHEN

10' 3" x 6' 4" (3.12m x 1.93m)

BEDROOM ONE

11' 4" x 9' 9" (3.45m x 2.97m)

BEDROOM TWO

9' 9" x 7' 6" (2.97m x 2.29m)

BATHROOM

6' 7" x 6' 6" (2.01m x 1.98m)

AGENTS NOTES

Tenure: Leasehold

99 years left on the lease from 29th September 1994

Current Ground Rent for year ending 2024: £60 per annum

Current Maintenance Charge for year ending 2024: £1300 per annum



Ground Floor

Approx. 50.5 sq. metres (544.1 sq. feet)



Total area: approx. 50.5 sq. metres (544.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		