FLAT 26, TRINITY COURT, CHURCH STREET, RUGBY, WARWICKSHIRE, CV21 3PU
GUIDE PRICE £90,000
Apartment Hall

Lounge Diner
515.62 x 314.96
16’ 11” x 10’ 4” (5.16m x 3.15m) Window to the side aspect. Electric heater. Coving to ceiling. Electric fire with hearth, mantle and surround. Double doors to Kitchen. TV and Telephone points.

Kitchen
358.14 x 172.72
11’ 9” x 5’ 8” (3.58m x 1.73m) Full range of base and eye level units with work surfaces over. Tiling to splashbacks. Stainless steel sink/drainer. Window to the side aspect. Built in oven, hob and extractor. Space for fridge and space for freezer. Possible space for one further appliance if necessary.

Bedroom
411.48 x 271.78
13’ 6” x 8’ 11” (4.11m x 2.72m) Built in wardrobe. Coving to ceiling. Window to the side aspect. Electric heater.

Bathroom

Communal Areas
Residents Lounge with kitchen, Laundry, Guest Suite, In-House Manager, Pull Cord Assistance. Residents secure entrance.

Gardens
Gardens to 3 sides with seating areas.
Parking
15 Parking Spaces to the rear for the exclusive and private use of residents on a first come first served basis.
No Additional Charge.

Notes
It is a condition of purchase that residents be over the age of 60 years or in the case of a couple 60 years and 55 years respectively. This particular apartment is located on the second floor of the building with Lift and Stair Lift access.

Lease Information
125 Year Lease From 1994
Ground Rent £219.43 every 6 months
Service Charges £1436.16 every 6 months
Trinity Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 31 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system.
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.