



EDWARD KNIGHT
ESTATE AGENTS

FLAT 26, TRINITY COURT, CHURCH STREET, RUGBY, WARWICKSHIRE, CV21 3PU

GUIDE PRICE £90,000





Apartment Hall

Door to Lounge/Diner and further accommodation.
Door to Bedroom. Door to Bathroom. Spacious storage cupboard. Loft access hatch. Coving to ceiling.
Emergency pull cord system.

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/drain. 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

Fully tiled. Low flush W.C. Panelled bath with electric shower over. Wash hand basin built into vanity unit. Extractor fan. Wall mounted electric heater. Coving.

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.



Second Floor

Approx. 43.9 sq. metres (472.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	74	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	67
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	