

**Brooke Court Little Pennington
Street**

RUGBY

CV21 2AY

£75,000



- ONE BEDROOM
- OVER 55'S
- DOUBLE GLAZING
- MODERN BATHROOM
- COMMUNAL GARDENS AND FACILITIES

- GROUND FLOOR APARTMENT
- ELECTRIC HEATING
- MODERN KITCHEN
- SECURE ENTRY SYSTEM
- ENERGY EFFICIENCY RATING C

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

This ground-floor one-bedroom apartment offers an inviting and low-maintenance home right in the heart of Rugby Town Centre. Set within Brooke Court, an attractive development exclusively for residents aged 55 and over, it provides a comfortable blend of independence, security, and community living. The development includes a lift, communal lounge, laundry facilities, landscaped gardens, guest accommodation, and off-road parking, creating a relaxed and sociable environment.

The apartment itself enjoys a convenient ground-floor position and opens into a welcoming entrance hall. The open-plan lounge and dining area offers generous space for everyday living and entertaining, complemented by a modern, well-arranged kitchen. The double bedroom provides ample room for furnishings, while the contemporary, accessible shower room adds both comfort and practicality. Double-glazed windows, electric heating, and a secure intercom entry system complete the specification.

Brooke Court's prime location places Rugby's shops, cafés, restaurants, and essential amenities just a short stroll away. Rugby railway station is also within easy walking distance, offering direct services to London Euston and Birmingham New Street in under an hour, with excellent road links via the M1, M6, and M45 close by.

Residents can enjoy the cultural highlights of Rugby Theatre, Rugby Library, and the historic Rugby School, along with the beautifully maintained Caldecott Park, ideal for peaceful walks and outdoor relaxation. This is an appealing opportunity for those seeking convenience, comfort, and a welcoming community atmosphere in a superb central location.

Accommodation Comprises

Via communal entrance hall. Personal door to:

Hallway

Built in storage cupboard with shelving and hot water tank. Electricity meter. Fuse box. Door to bathroom, bedroom and living room. Secure phone entry system.

Living Room

3.90m x 3.45m

Double glazed window overlooking garden. Wall mounted electric heater. Coving to ceiling. Television point. Telephone point. Emergency pull cord. Opening through to:

Kitchen

3.02m x 2.84m

Fitted with a range of base and eye level units. Work surface space with coordinating splash backs. One and a quarter inset sink unit with mixer tap over. "Neff" oven and hob. Space for a fridge/freezer. Breakfast bar. Laminate flooring. Emergency pull cord.

Bedroom

Double glazed window to overlooking garden. Wall mounted electric heater. Built in wardrobe and drawers. Emergency pull cord.

Bathroom

3.90m x 2.79m

Vanity unit with inset wash hand basin. Shower cubicle with aquaboarding. Low level w.c. Tiled walls. Electric ladder radiator. Built in cupboards. Emergency pull cord.

Externally

Communal gardens and shared off road parking with security access.

Agents Note

Length of lease: A new 99 year lease is offered with each purchase

Annual service charge amount: approximately £2500

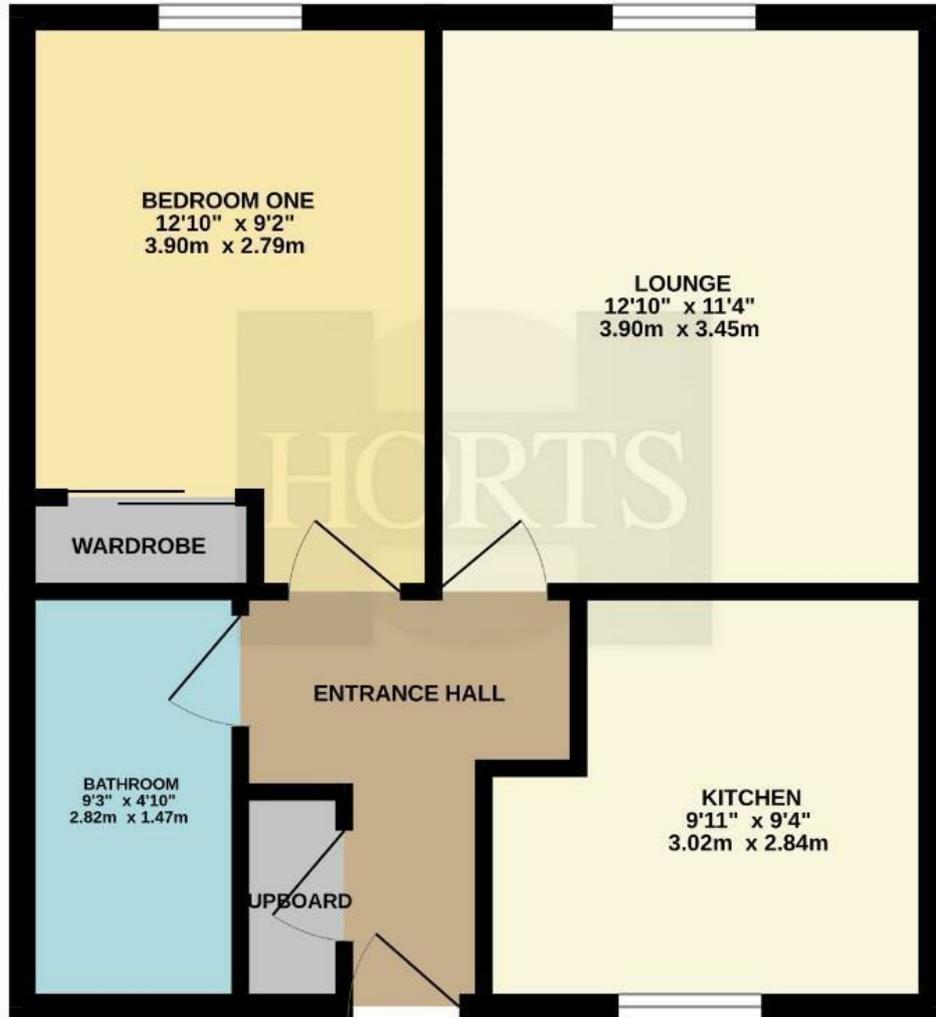
Council Tax Band: A

Energy Efficiency Rating: C





GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 443 sq.ft. (41.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.