



Ellis Brooke



12 Boughton Wharf

Boughton Road, Rugby, CV21 1BF

Guide price £115,000



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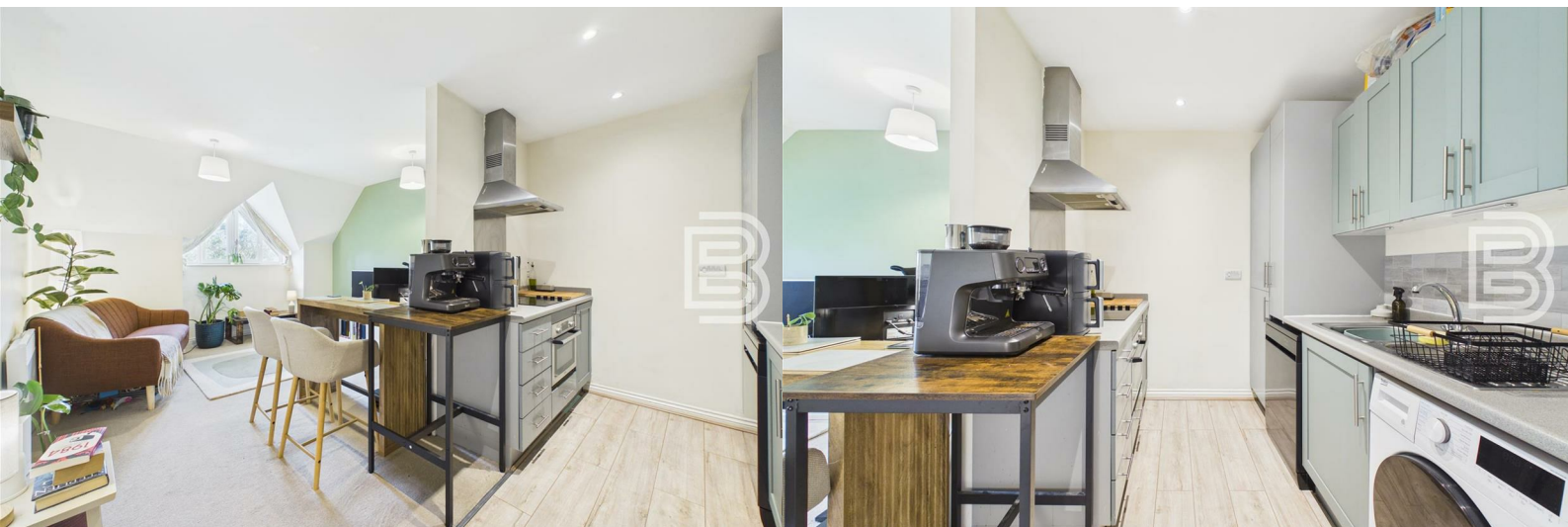
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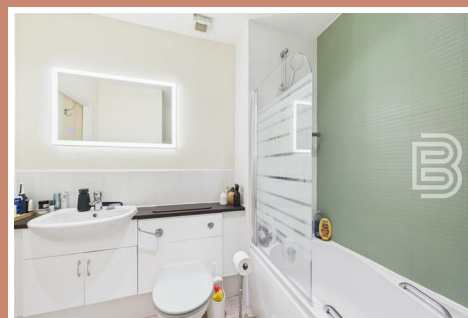
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Entrance Hall

3'7" x 7'9" (1.11m x 2.38m)

The entrance hall gives access to the properties airing cupboard. In addition there are doors which give access through to all accommodation.

Living Kitchen Area

12'0" x 18'8" (3.66m x 5.69m)

A well proportioned room that is neatly defined into two separate areas of living and kitchen with a part dividing wall.

The kitchen itself comprises a range of base and eye level units with a complementary worktop over. Within the kitchen there is a fitted microwave oven and a four ring electric hob with extractor fan over. In addition there is a fitted fridge freezer. There is space for a dishwasher and washing machine.

The well proportioned living space benefits from a feature triangular shaped window to the rear elevation.

Bedroom

11'10" x 9'3" (3.63m x 2.84m)

A good sized double bedroom that benefits from a window to the front elevation.

Bathroom

7'10" x 7'9" (2.41m x 2.38m)

With a suite that comprises a low-level flush WC,

wash hand basin with vanity unit under and paneled bath with shower above. Within the bathroom there is tiling to all splash back areas and a wall mounted electric heated towel rail.

Parking

The apartment benefits from one allocated parking space numbered 12. Additional visitors parking is available on a first come first served basis. Bicycle storage is available within the communal car park.

Communal Areas

The building is accessed by a communal entrance door with intercom system. From here there are stairs that rise to the third floor where access to the apartment is located.

Agents Note - Lease Information

This property is sold on a leasehold basis. The lease was created on 29/4/2007 and runs for a period of 150 years. There are around 131 years remaining on the current lease.

Agents Note - Service Charge

This property is subject to an annual service charge of approximately £2000.

Agents Note - Ground Rent

This property is subject to an annual ground rent payment of approximately £150.

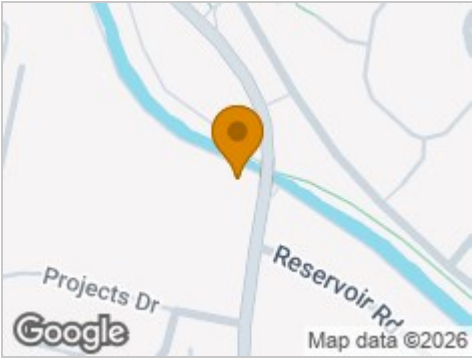
Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate

Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



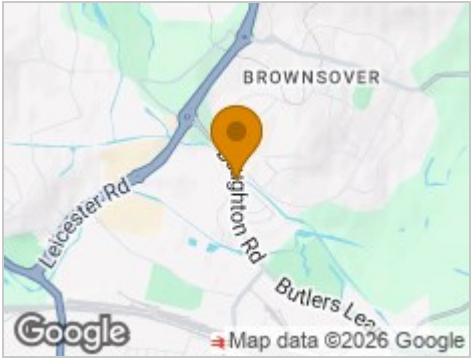
Road Map



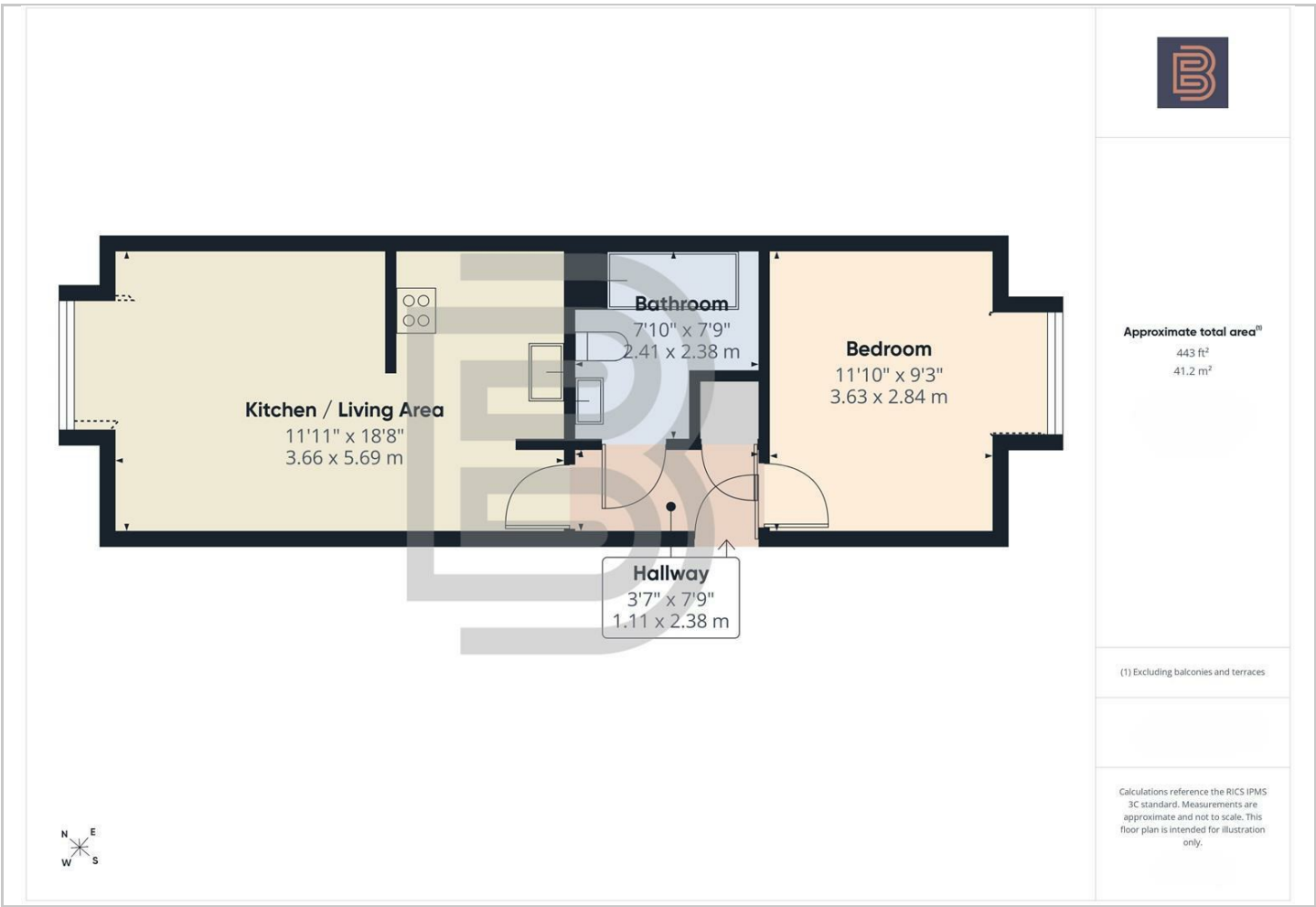
Hybrid Map



Terrain Map



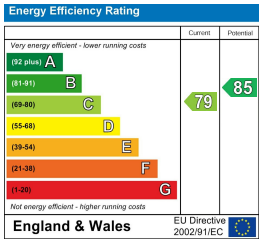
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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