



Ellis Brooke



25 Blossom Way

Southfields, Rugby, CV22 5LN

Guide price £165,000



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Summary

This immaculately presented and well maintained 2 Bedroom apartment is located on the first floor and comes with allocated parking. The spacious internal accommodation has been well maintained and makes an ideal first time purchase.

In brief the internal accommodation comprises;

Entrance Hall, Open Plan Living/Dining/Kitchen, 2 Double Bedrooms and a Bathroom.

The property is situated within the ever popular Southfields estate along Cromwell Road. Set just a short walk away from both Rugby Town Centre and Rugby Train Station and easy drives to the major road networks, this home offers locals and commuters convenience.

Entrance Hall

Accessed through the front door is the entrance hall. The entrance hall gives access to two useful storage cupboards which provide ample space for cloaks and shoe storage. Further to this there are doors giving access through to all accommodation.

Open Plan Living/Kitchen/Dining Room

23'0" x 10'6" (7.03m x 3.21m)

A very spacious room that is neatly defined into three separate areas of kitchen, dining and living. The room benefits from dual aspect windows

that provide natural light and are found to both the front and side elevations.

The kitchen itself comprises of a range of base and eye level units with a complementary worktop over. Within the kitchen there is a fitted electric oven with a four ring electric hob and extractor fan over. Further to this there is a fitted washing machine and space for a tall fridge freezer.

The remainder of the room is defined into the separate, living and dining.

Bedroom 1

16'9" x 9'3" (5.13 x 2.82m)

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

Bedroom 2

8'3" x 9'8" (2.53m x 2.95m)

A double bedroom that benefits from a window to the rear elevation.

Bathroom

6'11" x 5'8" (2.13m x 1.73m)

With a suite that comprises a low-level flush WC, wash hand basin and paneled bath with mixer shower and rainfall style attachment above. Within the bathroom there is tiling to all splash back areas, a fully tiled floor and a wall mounted radiator.

Communal Areas

The building is accessed via a communal entrance where you arrive in the communal entrance hall. From here there are stairs that rise to the first floor where access to the apartment is obtained.

Parking

The apartment benefits from one allocated parking space within the communal car park numbered 25. Further visitor parking is available on a first come first serve served basis.

Agents Note - Lease Information

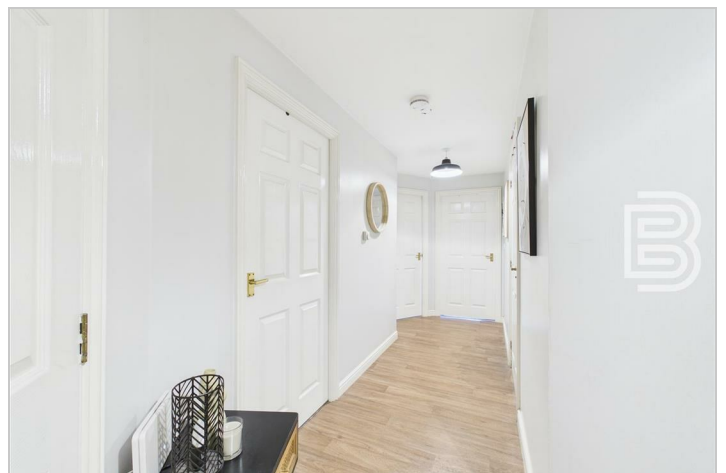
This property is sold on a leasehold basis. The lease commenced on 1st January 2006 and was set for a period of 125 years. There is approximately 104 years remaining on the current lease.

The property is subject to a Ground Rent and Service Charge which costs £136 per month.

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



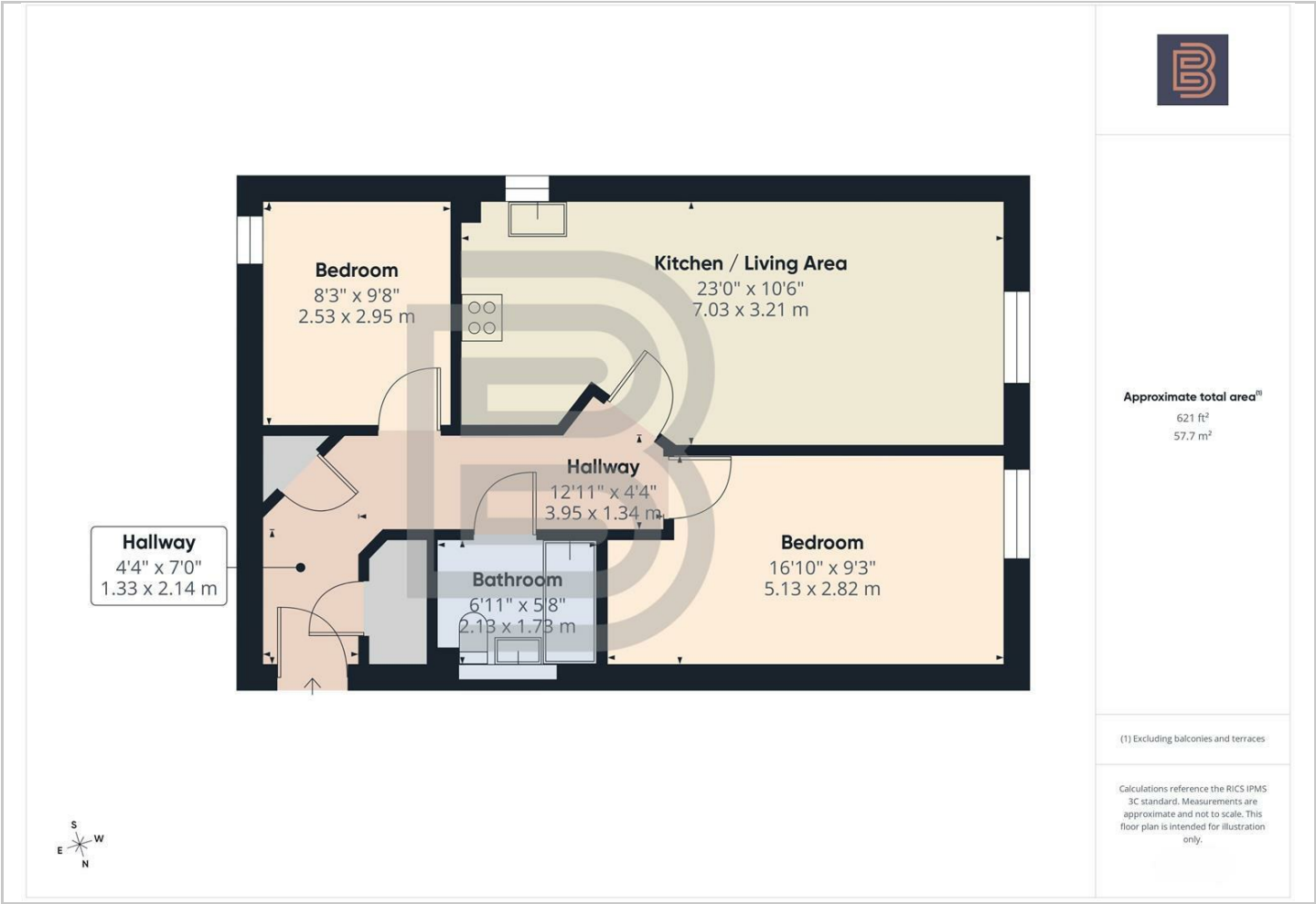
Hybrid Map



Terrain Map



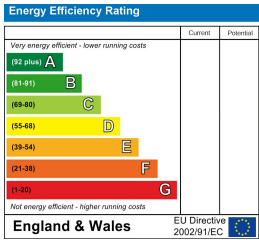
Floor Plan



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.



36 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk