

Cornwallis Road, Rugby

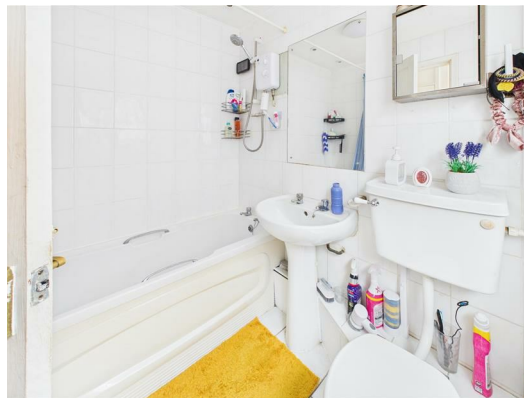
2 Bedroom Maisonette

£85,000



FOR SALE

**archer
bassett**
LETTINGS AND SALES



Two bedroom first floor maisonette located in the popular residential area of Bilton benefiting from gas central heating and double glazing. The accommodation briefly comprises: entrance hall, lounge, fitted kitchen with built in oven and hob, two well proportioned bedrooms and bathroom with shower over the bath. There is a shared rear garden area and single garage located close to the property. This property would make a superb first time home or investment opportunity. The property is currently let with the tenants paying £760pcm.

Entrance

Hardwood front door leading to hall with stairs rising to the first floor.

Lounge

4.66m x 3.11m (15'3" x 10'2")

Double glazed windows, gas central heating radiator and carpeted.

Kitchen

3.30 x 2.12 (10'9" x 6'11")

Double glazed window and a range of matching wall and base units incorporating one-and-a-half bowl single drainer sink unit, built-in 'Belling' electric hob and oven with extractor hood, storage cupboard housing Glow Worm boiler and vinyl flooring.

Landing

Double glazed window, radiator, loft hatch, storage cupboard and carpeted.

Bedroom One

2.81 x 3.14 (9'2" x 10'3")

Double glazed window, radiator and carpeted.

Bedroom Two

2.10 x 3.06 (6'10" x 10'0")

Double glazed window, radiator and carpeted.

Bathroom

1.74 x 2.17 (5'8" x 7'1")

Double glazed window, three piece bathroom suite including panelled bath with electric Triton shower over, pedestal wash hand basin, low flush w.c., heated towel rail and tiled floor.

Garage

Located to the rear of the building.

Garden

Small section of garden to the rear which is mainly lawned.

Tenure - Leasehold

The agent has been informed that the property is offered leasehold with 45 years remaining on the lease. There is no service charge and a 'peppercorn rent' for the ground rent, however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly via the agent Archer Bassett.

Auctioneer Additional Comments

Patinson Auction are working in partnership with the marketing agent on this online auction sale

and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedures are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accepted by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price/Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts, the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers and services.

Important Notice

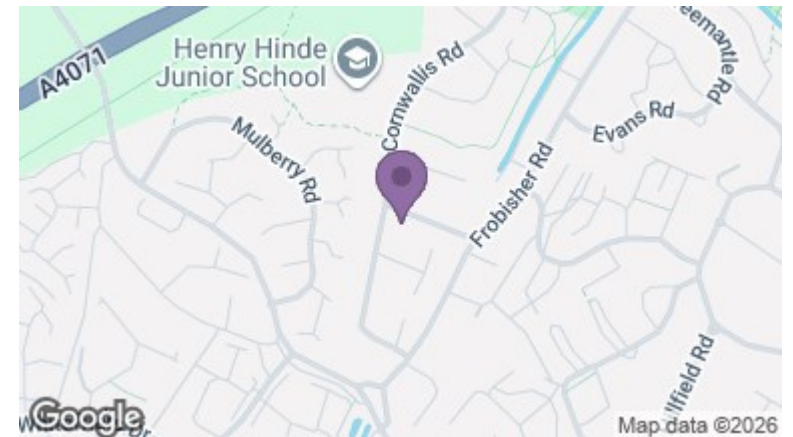
These particulars are intended only as a guide to prospective purchasers and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no representation or warranty is made as to its accuracy and interested parties should satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, floor areas, dimensions, distances and other details are approximate and should not be relied upon. Photographs, floor plans and maps are provided for illustrative purposes only and may not accurately represent the current condition, layout or boundaries of the property.

Archer Bassett has not tested any services, systems, appliances, equipment or facilities and therefore cannot verify that they are in working order or fit for purpose. References to planning permissions, building regulations, tenure, council tax, service charges, ground rent or any other matters should be independently verified by a purchaser's solicitor or other professional adviser. Prospective purchasers are advised to undertake their own due diligence and seek independent professional advice before entering into any legal commitment. Neither the vendor nor the agent accepts responsibility for any loss arising from reliance on the information contained within these particulars.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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	

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