



## 58 St. Margarets Avenue, Wolston, Coventry, CV8 3LJ

**Guide Price £121,875**

A wonderful opportunity to purchase an affordable two bedroom apartment in the popular village of Wolston. This apartment is offered under a Section 106 agreement, providing an opportunity for affordable housing within the community. Eligibility criteria is applicable. Please enquire for further details regarding the Section 106 agreement.

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

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Branches across the region and an office in central London

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PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



## LOCATION

The village of Wolston offers a range of local amenities to include shops, public houses, post office, doctor's surgery and an excellent primary school (St Margarets Church of England primary school). Coventry City centre is 7.5 miles distant with the nearby towns of Rugby and Leamington being 6 miles and 9 miles respectively. Rugby rail station has a high-speed train service to London Euston in approximately 50 minutes and Birmingham International Airport is approximately 18 miles distant.

## ACCOMMODATION

A modern apartment offering ground floor accommodation comprising of a fitted kitchen with a built-in oven and gas hob, with space for appliances, a large sitting room with a built-in gas fire and hearth. The bathroom is fitted with a shower cubicle and electric shower along with a wash hand basin, WC and heated towel rail. Two large bedrooms complete the living accommodation.

## OUTSIDE

An intercom system allows access into the entrance hallway leading to the ground floor apartment. An allocated parking space can be found to the rear in the car park.

## LEASEHOLD DETAILS

129 years remaining of a 150 year lease.

## SERVICE AND MAINTENANCE CHARGES

Current ground rent is £314.88. The ground rent is RPI (Retail Price Linked) and is renewed every 10 years (from May 2025), so the next review date will be 2035. Service charge (including Insurance Premium) is £1413.95 per annum. An amenity and land charge is payable at £300.00 per annum. Effective from 1st Jan 2026.

## LOCAL/AFFORDABLE HOUSING ELIGIBILITY

This property is subject to meeting affordable/local housing needs and excludes those who can afford to buy on the open market in the locality and Buy to Let. The following criteria also applies:

Permission for Local Housing Needs development will be granted where it is proven to meet the identified needs of local people.

There must be an established local connection for those local people that claim to be in housing need. Local people will include:

- A person or persons and their dependents residing permanently in the parish or adjoining parish, for at least 5 years or more in the previous 20 years
- A person or persons required to live close to another person who satisfies the above criteria and is in essential need of frequent attention and/or care due to age, ill health and/or infirmity
- A person or persons required to live close to their place of work in the parish or an adjoining parish.

## AGENTS NOTE

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## LOCAL AUTHORITY

Rugby Borough Council - Tel:01788-533533. Council Tax Band - B.

## VIEWING

Strictly by prior appointment via the selling agent Howkins & Harrison. Contact Tel:01788-564666.

## FIXTURES AND FITTINGS

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## SERVICES

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## FLOORPLAN

Howkins & Harrison prepare these plans for reference only. They are not to scale.

## IMPORTANT INFORMATION

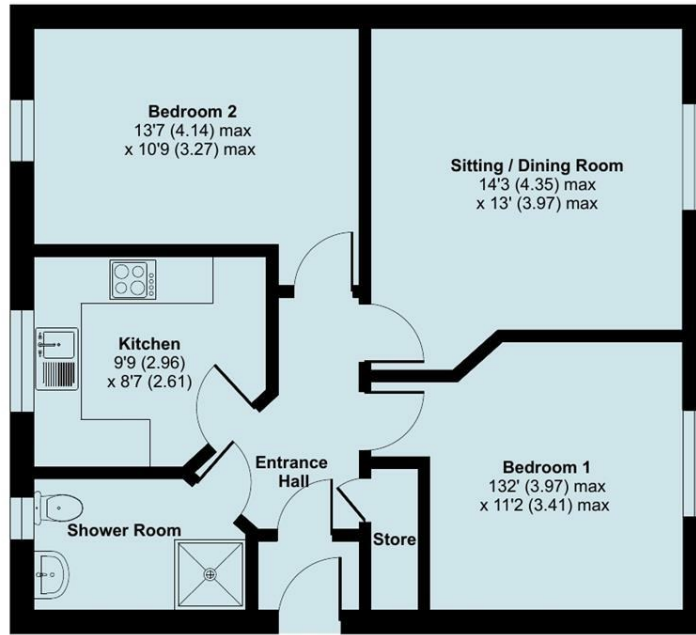
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract. All measurements are approximate. The fixtures, fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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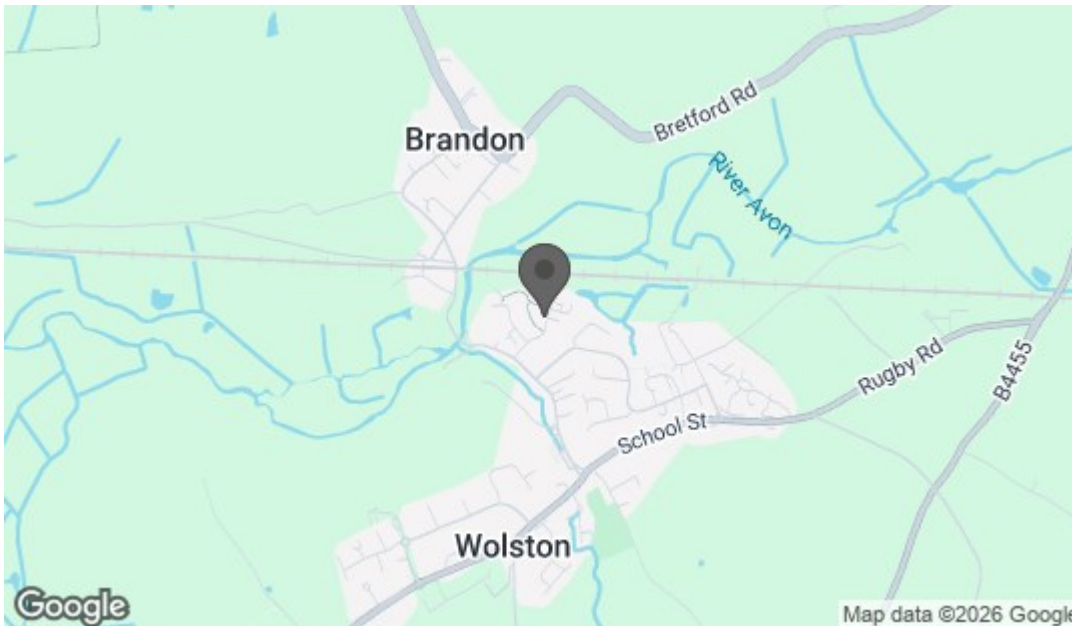
Approximate Area = 658 sq ft / 61.1 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2025. Produced for Howkins & Harrison. REF: 1394395



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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