

# BELVOIR!

Property is personal

**£142,500**

**Ash Court**

Rugby, CV22 6EL

## PROPERTY SUMMARY

This is a nicely presented and good sized 2 bedroom ground floor apartment in the popular Ash Court development, tucked away in a leafy part of Rugby.

It is sold without chain and consists of a living room overlooking gardens, separate kitchen, two bedrooms and a bathroom. There is also a store room / boiler room / utility area adjacent to the main apartment.

This is a LEASEHOLD property. The owner advises that 93 years remain on the lease and total annual charges are just under £1250.

2



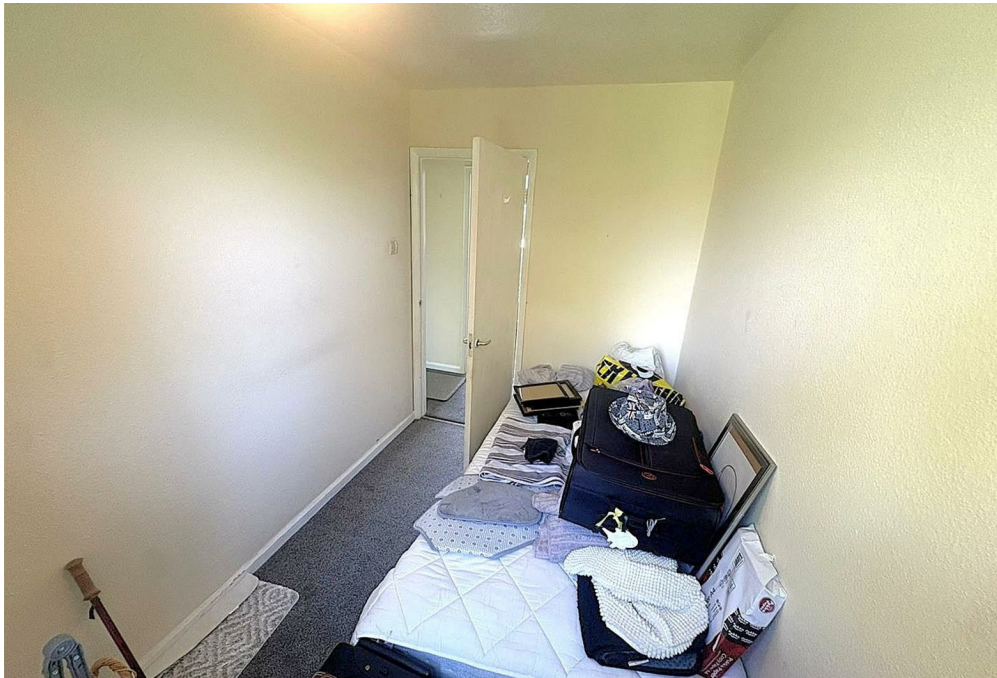
1



2









Ash Court, CV22



Floor Plan

Approx. Gross Internal Floor Area 568 sq. ft / 52.85 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## LOCAL AUTHORITY

Rugby

## TENURE

Leasehold

## COUNCIL TAX BAND

B

## VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 71      | 77                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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## OFFICE ADDRESS

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## OFFICE DETAILS

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