

£120,000





A good size two bedroom top floor flat in prime town centre location situated within walking distance of Rugby railway station. The accommodation briefly comprises: entrance hall, lounge/dining room, kitchen, two well proportioned bedrooms with built-in storage & bathroom with shower. The property further benefits from: uPVC double glazing, electric heaters, garage and parking space in a communal car park at the rear & intercom entry system.

#### **Entrance Hall**

Tiled floor. Electric panel heater. Intercom entry phone. Built-in airing cupboard housing the hot water cylinder. Doors to further accommodation.

#### **Lounge/Dining Room**

15' 8" x 12' 2" (4.78m x 3.71m)  
uPVC double glazed windows to the front and side aspect. Electric panel heater. Television aerial point. Telephone point. Arched recess area.

#### **Kitchen**

8' 9" x 8' 1" (2.67m x 2.46m)  
A range of eye and base level kitchen units surmounted by contrasting roll-top worksurfaces. Inset stainless steel sink and drainer. Electric cooker. Space for fridge/freezer, washing machine and further under counter appliance. Tiled floor. Obscure glazed window onto the lounge. uPVC double glazed window to the side aspect.

### **Bedroom One**

11' 0" x 9' 10" (3.35m x 3m)

uPVC double glazed window to the rear aspect.

Electric panel. Built-in double door wardrobe.

### **Bedroom Two**

11' 7" x 7' 5" (3.53m x 2.26m)

uPVC double glazed window to the rear aspect.

Electric panel heater. Built-in storage cupboard.

### **Bathroom**

White bathroom suite comprising: panelled bath with electric shower over, pedestal wash hand basin and low level toilet. Tiled splashback areas.

Tiled floor. uPVC double glazed window to the side aspect.

### **Outside**

Communal entrance hall which can be accessed from the front and rear of the building with intercom entry system. Communal garden and permitted car park to the rear accessed from Earl Street.



### **Council Tax**

Band B

### **LEASE INFORMATION**

Management company - Howkins and Harrison

Service charge - £1000.00 PA

Lease - 999 years





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		