

Flat 25 Ross Court, Curie Close, Rugby, Warwickshire, CV21 3PF

HOWKINS & HARRISON

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Guide Price: £130,000

A well presented two-bedroom second-floor apartment, situated within the highly regarded Ross Court development, built by McCarthy & Stone and designed for the over 60's. Ideally positioned within walking distance of Rugby town centre and in close proximity to Rugby railway station, this spacious apartment offers comfortable and convenient living. The accommodation comprises two generously sized double bedrooms, a spacious lounge/diner and a recently refitted, modern shower room. Further benefits include an allocated parking space, additional visitor parking and attractive communal gardens. Enjoying a peaceful and private position within the development, the apartment enjoys delightful views over the beautifully maintained gardens. Offered for sale with no onward chain.

Features

- Quiet and private location
- Walking distance to Rugby town centre
- Close proximity to Rugby train station
- Two double bedrooms
- Spacious lounge/diner
- Re-fitted modern shower room
- Allocated residents and visitor parking
- Secured intercom entry
- Recently upgraded energy efficient electric heating system
- Well maintained communal gardens
- No onward chain







Location

The apartment is located on the edge of the popular residential area of Hillmorton and is within walking distance of Rugby town centre. Primary schooling is available at Eastlands and The Paddox, with secondary schooling at Ashlawn, all being within walking distance or a short bus/car journey. Further schooling is available in Rugby, including Rugby High School for Girls and Lawrence Sheriff, both rated 'outstanding' by Ofsted. Rugby town itself has a variety of shopping experiences with out of town shopping at Junction One and Elliot's Field Retail Parks, a selection of High Street stores and an independent shopping area offering a range of individual outlets. Rugby also benefits from a large selection of bars, restaurants, and coffee shops, as well as leisure facilities and public parks. Rugby Station offers a frequent rail service to London Euston which takes just under 50 minutes.









Accommodation

The generously proportioned lounge/diner is a bright and inviting space, enjoying an abundance of natural light and offering ample room for both comfortable seating and a dining table and chairs, making it ideal for relaxing or entertaining. A door leads through to the well-appointed kitchen, fitted with a range of modern base and eye-level units, complemented by ample worktop space, integrated appliances and additional space for further white goods. The apartment offers two well-proportioned double bedrooms, both providing versatile accommodation, with one benefiting from built-in wardrobes with sliding doors, offering excellent storage. Completing the accommodation is a recently refitted, contemporary shower room, stylishly appointed with a spacious walk-in shower, wash hand basin inset into a vanity unit and WC. The apartment also benefits from a recently upgraded energy efficient electric heating system which can be controlled and programmed individually and via a phone link.

The Development

Ross Court comprises of 41 properties arranged over three floors served by a lift. There is an on-site manager who can be contacted from within each property in case of emergency. For the periods when the Development Manager is off duty, there is a 24 hour emergency Appello call system. Residents also benefit from excellent shared facilities, including a beautiful communal garden, a welcoming communal lounge, convenient laundry room, along with guest suite for overnight visitors, and a private residents' car park providing off-road parking for residents and guests.

Agents Note and Lease Details

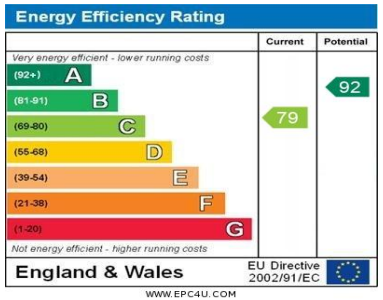
Leasehold, with approx. 97.5 years remaining on the lease, ground rent charges of £783.72 per annum, service/maintenance charges of approx. £5876.54 per year. It is a condition of purchase that residents must be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Viewing
Strictly by prior appointment via the selling agents Howkins and Harrison. Contact Tel:01788-564666.

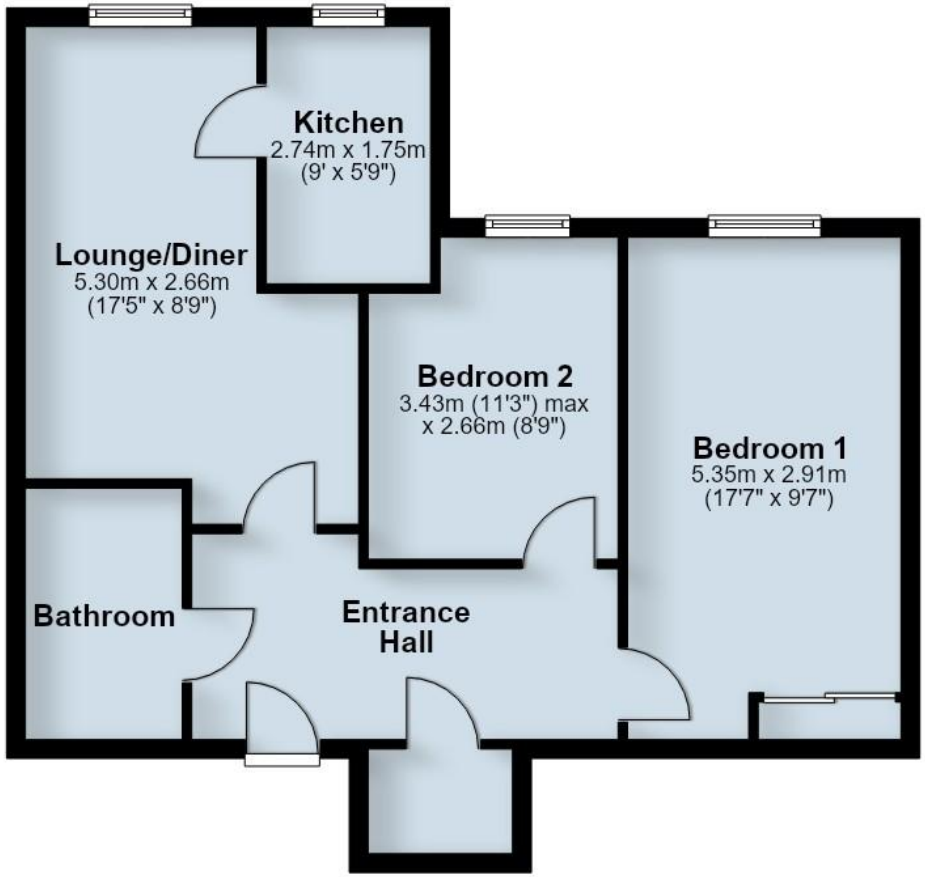
Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.

Local Authority
Rugby Borough Council. Tel:01788-533533.
Council Tax Band – C.



Ground Floor



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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 & 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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