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Pettiver Crescent,
75% Shared ownership £135,000

complete 
ESTATE AGENTS

Pettiver Crescent, , Rugby

A two bedroom, first floor apartment located in Webb Ellis Court. Webb Ellis Court is a modern development offering its residents on site care services. There are full time staff to provide support and a flexible care team available 24/7 who offer a tailored and individual service (subject to requirements). Communal facilities include a restaurant, hair salon, and well being suite. There is also a lift, a residents lounge and a guest suite for visitors. Externally there are landscaped gardens and plenty of off road parking.

In brief the accommodation comprises; entrance hall, open plan kitchen/dining/lounge area with built in appliances, a wet room and two bedrooms.

Located opposite a parade of shops with a convenient bus stop providing a regular bus service to Rugby Town Centre, where there are plenty of amenities including, shops, restaurants, public houses, Rugby theatre, Rugby library, Caldecott Park and Rugby Railway Station.

The first floor apartments accommodation comprises entrance hall with two large storage cupboards, open plan lounge/kitchen patio doors opening up to the beautiful garden, two bedrooms and a Jack and Jill wet room that connects to the main bedroom and entrance hall.

The kitchen benefits from base and wall units with a roll top work surface over. There is a one and a half bowl stainless steel sink and drainer unit, built in oven and electric hob with extractor canopy over, space for an upright fridge/freezer and space and plumbing for a washing machine.

Entrance

Entrance Hall With Two Large Storage Cupboards

**Open Plan Kitchen/Lounge 25'0" x 11'0"
(7.63m x 3.36m)**

Bedroom One 14'4" x 9'6" (4.39m x 2.91m)

Access to Jack & Jill Wet Room

**Jack & Jill Wet Room With Bedroom One &
Entrance 8'1" x 7'11" (2.47 x 2.43)**

Bedroom Two 9'8" x 7'4" (2.95 x 2.25)



Information

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Rent - TBC

Service Charge per month = £346.20

Utility Charge per month - Gas & Water = £42.61

Support Charge per month = £36.80

Life Line = £25.20

Telephone Bill

Council Tax - Band C

Private Care £25.24 per hour if required B/H Rates please check

Location

The property is situated within close proximity to the Hillmorton Locks and the Oxford Canal that runs through it. There are a wide range of local amenities to include sought after schooling for all ages, shops, public houses and there are some great walks within the area.

About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR





Total floor area: 66.5 sq.m. (716 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | 83 |
| (81-91) | B | 83 |
| (69-80) | C | |
| (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 | |

| Environmental Impact (CO ₂) Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.