

**Flat 26 Brooke Court Little
Pennington Street
RUGBY
CV21 2AY
£85,000**



- **TWO BEDROOM**
- **OVER 55'S**
- **MODERN KITCHEN WITH BUILT IN APPLIANCES**
- **SECURE ENTRY SYSTEM**
- **COMMUNAL FACILITIES**
- **FIRST FLOOR APARTMENT**
- **MODERN SHOWER ROOM**
- **SPACIOUS LOUNGE**
- **REPLACEMENT WINDOWS**
- **ENERGY EFFICIENCY RATING C**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Brooke Court presents an attractive opportunity for those aged 55 and over, offering a thoughtfully designed development just moments from Rugby Town Centre. Residents benefit from a range of shared amenities including a lift, communal lounge, laundry facilities, landscaped gardens, guest accommodation, and off-road parking.

Positioned on the first floor, the property features a welcoming entrance hall leading into a generously proportioned open-plan lounge and dining area. The modern kitchen is well-equipped with integrated appliances, while the two bedrooms are both doubles. A contemporary, accessible shower room adds further convenience. Additional features include replacement windows, electric heating, and a secure intercom entry system.

Its prime location places the town centre and Rugby railway station within easy walking distance, with direct links to London Euston and Birmingham New Street in under an hour. The area also enjoys excellent connectivity to the M1, M6, and M45 motorways. Nearby attractions include a vibrant mix of shops, eateries, cultural venues such as Rugby Theatre and Library, the green expanse of Caldecott Park, and the historic Rugby School.

Accommodation Comprises

Via communal entrance hall. Stairs rising to first floor.

Entrance Hall

10'0" x 6'5" (3.05m x 1.96m)

Doors off to bedrooms, bathroom, and open plan lounge/kitchen.

Lounge / Kitchen

Open Plan Living Area.

Lounge Area

12'11" x 12'9" (3.94m x 3.91m)

Decorative fireplace. Electric heater. Window to front.

Kitchen Area

10'5" x 6'9" (3.20m x 2.08m)

Fitted with a range of base and wall mounted units. Built in oven. Built in hob with extractor over. Window to front.

Bedroom One

12'5" x 10'11" (3.81m x 3.35m)

Window to front. Electric heater.

Bedroom Two

8'0" x 9'8" (2.44m x 2.95m)

Window to side. Electric heater.

Shower Room

6'9" x 5'8" (2.08m x 1.73m)

With suite to comprise; double walk in shower cubicle with electric shower, wash hand basin with vanity unit under, and a low level w.c.

Agents Note

Length of lease: A new 99 year lease is offered with each purchase

Annual service charge amount: £2640

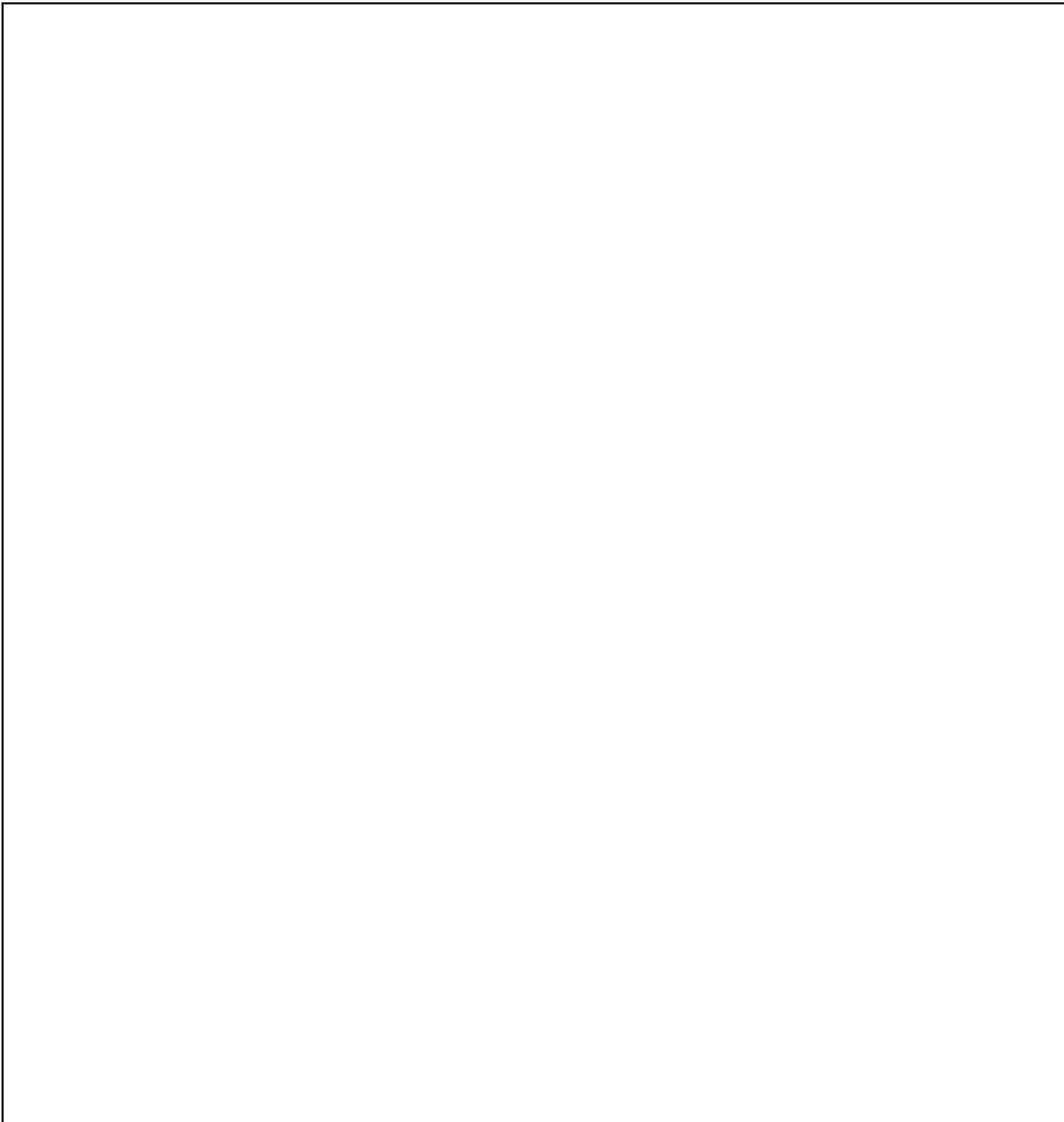
Local Authority: Rugby

Council Tax Band: A

Energy Efficiency Rating: C







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



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.