



# Ellis Brooke



Flat 23 Ross Court Curie Close  
, Rugby, CV21 3PF

**Offers in the region of £90,000**



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## Apartment Entrance

Solid wood front door. Doors off to Lounge/Diner & further accommodation, Bathroom, Bedroom. Coving. Spacious airing/storage cupboard with re-fitted water cylinder.

## Lounge/Diner

19'7" x 10'8" (5.97m x 3.25m)

Double glazed window to the front aspect/ Double door into Kitchen. Coving. Fireplace area. TV & telephone points. Electric heater.

## Kitchen

8'3" x 8'3" max (2.51m x 2.51m max)

Double glazed window to the front aspect. Completely refitted to maximise cupboard space & light. Coving. Full range of base & eye level units with stylish work surface over. Stainless steel sink/drainer with mixer tap. Wood effect flooring. Integrated fridge & freezer. Integrated oven, microwave, hob & extractor.

## Bedroom

13'6" x 9'1" max (4.11m x 2.77m max)

Double glazed window to the front aspect. Built in mirrored wardrobe. Telephone point.

## Bathroom

6'8" x 5'5" (2.03m x 1.65m)

Fully tiled. Panelled bath with shower over. Low flush WC. Wash hand basin built into vanity unit with storage. Coving. Extractor. Electric heater & towel heater.

## Communal Entrance & Lift

Secure intercom entry system into the main building at all points. Use of residents lift to all floors.

## Parking

Private parking area with provision for all residents.

## Communal Gardens

Wrapping around Ross Court. Mainly laid to lawn well-kept borders and seating areas.

## Benefits & Leasehold Notes

Available to buyers aged 60 or over (a live-in partner can be 55).

Age restricted, full ownership.

\*Lift to all floors.

\*Communal gardens around the perimeter

\*Residents Lounge & Laundry Room

\*Private Secure Parking (with visitor parking)

\*On-site Manager

\*Bookable Guest Flat

\*Apello Call System in every property

## Lease Term 77 years

Annual Ground Rent : £610

Annual Service Charge : £3500

These charges include the use and upkeep of all communal areas (outside and inside) plus guest flat, lift and parking area.

## Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



## Road Map



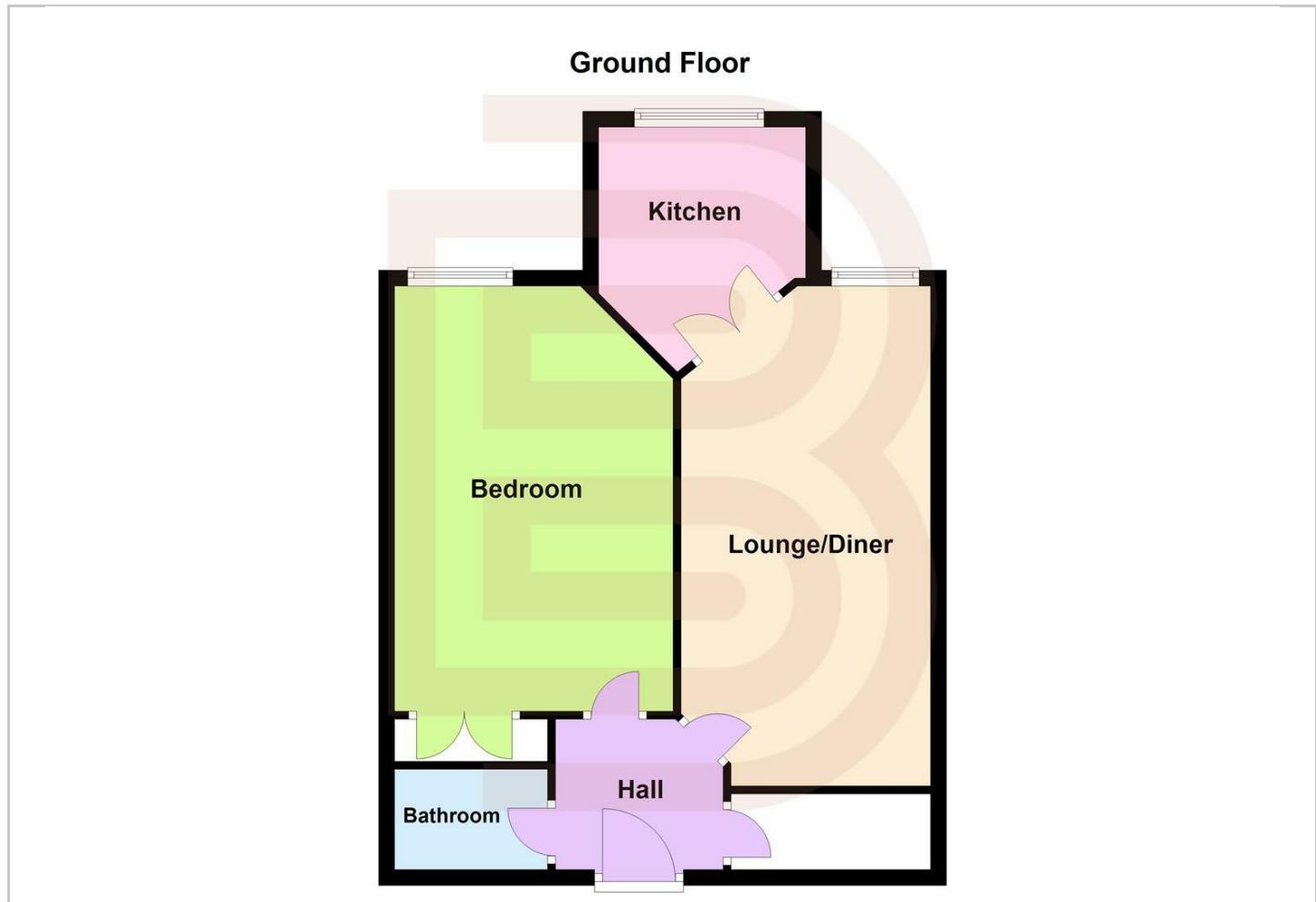
## Hybrid Map



## Terrain Map



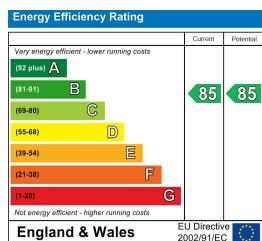
## Floor Plan



## Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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