



51 Morton Gardens

Rugby
Warwickshire
CV21 3TG

£100,000 Leasehold



- A One Bedroom Second Floor Leasehold Apartment
- Conveniently Located for Rugby Town Centre and Railway Station
- Lounge, Kitchen with Oven and Hob
- Family Bathroom with Three Piece White Suite
- Electric Heating
- Wooden Framed Double Glazing
- Ideal First Time/Investment Purchase
- Early Viewing is Highly Recommended

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this one bedroom second floor leasehold apartment that is conveniently located for Rugby town centre and railway station. The purpose built block is of standard brick built construction with a tiled roof and has mains services connected, with the exception of gas.

There are a range of local amenities to include a parade of shops and stores, hot food take-away outlets and schooling for all ages. Rugby railway station and town centre are within easy walking distance and offer a more comprehensive range of shops, stores and supermarkets, restaurants and cafes, library, public houses, doctor surgeries, leisure facilities, recreational parks and churches of several denominations.

Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston in under one hour. There is also easy and convenient access to the surrounding M1, M6, A5 and A14 road and motorway networks, making this location ideal for those wishing to commute.

The property can be accessed via a communal entrance with secure entry system and has stairs rising to further floors. In brief, the accommodation comprises of an entrance hall with doors off to a well-proportioned bedroom, bathroom fitted with a three piece white suite to include a panelled bath with shower over, pedestal wash hand basin, low level w.c. and has a useful storage cupboard. The lounge has a door through to the kitchen which is fitted with an oven with hob and extractor over and has space and plumbing for appliances.

The property benefits from electric heating and wooden framed double glazing.

Externally, there are communal grounds and one allocated off road parking space.

Early viewing is highly recommended to avoid disappointment and the property is considered to be an ideal first time/investment purchase.

Gross Internal Area: approx. 56 m² (602 ft²).

TENURE: Leasehold,

Lease commenced in 1996 and has 67 years remaining.

Current Ground Rent: £100 per annum.

Current Service/Maintenance Charge: £205.71 per month.

AGENTS NOTES

Council Tax Band 'A'.

Estimated Rental Value: £850 pcm approx.

What3Words: ///horn.libraries.tiles

MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property. To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)	78	81
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Second Floor

ENTRANCE HALL

10' 3" maximum x 9' 2" maximum (3.12m maximum x 2.79m maximum)

LOUNGE

14' 7" x 11' 1" (4.45m x 3.38m)

KITCHEN

9' 10" x 6' 11" (3.00m x 2.11m)

BEDROOM

11' 2" x 9' 1" (3.40m x 2.77m)

BATHROOM

6' 11" x 7' 1" (2.11m x 2.16m)

Apartment

