











BROWN & COCKERILL
ESTATE AGENTS









81 FOLLAGER ROAD

WILLANS GREEN
RUGBY
WARWICKSHIRE
CV21 2JF

Offers Over £60,000 Leasehold

12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this one bedroom ground floor apartment which is located in the popular residential area of Willans Green, Rugby. The apartment block is of standard construction and benefits from all mains services being connected.

There are a range of amenities available within the immediate area to include shops, hot food takeaway outlets, public houses, recreational park, churches of several denominations and local schooling for all ages.

The area is well served by excellent transport links to include regular bus routes, easy access to the M1/M6/A5 and A14 road and motorway networks and is a short drive from Rugby railway station which operates a mainline intercity service to Birmingham New Street and London Euston in under an hour.

The apartment has a private front entrance door which gives access to the open plan lounge/kitchen. The kitchen area has a built in electric oven with hob and extractor over and has a useful large storage cupboard. There is a separate well proportioned bedroom and a part tiled shower room fitted with a shower enclosure, pedestal wash hand basin and low level w.c. Within the bathroom is space and plumbing for an automatic washing machine.

The property is double glazed and has a monthly service charge which includes utility bills (see below).

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

Early viewing is highly recommended to avoid disappointment. The property is being offered for sale with no onward chain and is considered to be an ideal first time/investment purchase.

TENURE: Leasehold with 104 years remaining.

Service/Maintenance Charge: £234.78 per month (includes water/gas/electric).

Gross Internal Area: approx. 25 m² (269 ft²).

AGENTS NOTES

Council Tax Band 'A'.
Estimated Rental Value: £850 pcm approx.
What3Words: ///remind.hogs.elite

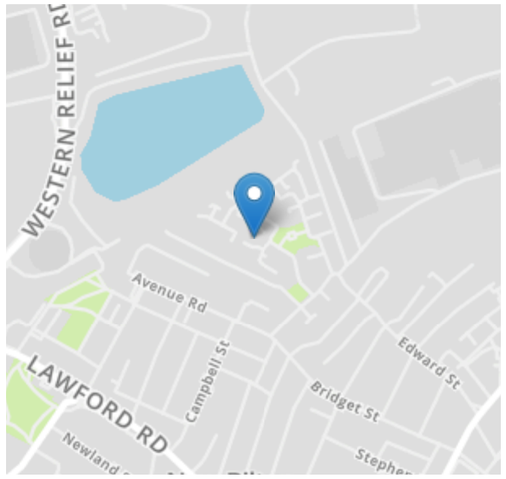
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

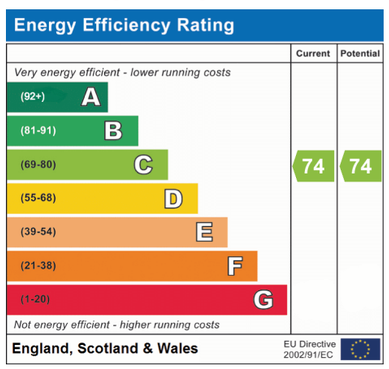
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Modern One Bedroom Ground Floor Apartment Convenient for Rugby Town Centre and Railway Station**
- **Utility Bills Included in Monthly Service Charge**
- **Open Plan Lounge/Kitchen with Oven and Hob to Kitchen Area**
- **Separate Well Proportioned Bedroom**
- **Shower Room with Plumbing for Automatic Washing Machine**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **One Allocated Parking Space**
- **Early Viewing Highly Recommended, No Onward Chain and Ideal First Time Investment Purchase**



ENERGY PERFORMANCE CERTIFICATE

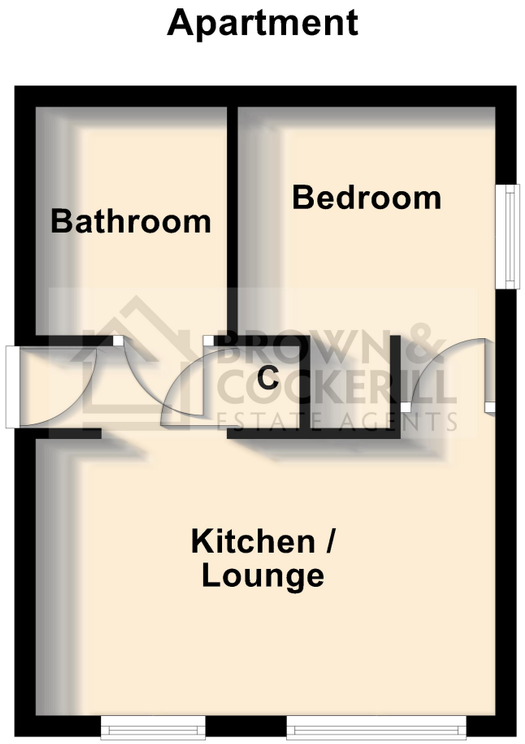


ROOM DIMENSIONS

Ground Floor

Lounge/Kitchen
14' 5" x 11' 9" (4.39m x 3.58m)
Bedroom
9' 3" x 8' 1" (2.82m x 2.46m)
Shower Room
7' 2" x 5' 9" (2.18m x 1.75m)

FLOOR PLAN



IMPORTANT INFORMATION
We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendorâ€™s ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.