



2 Lowry Court

Lower Street, Hillmorton
Rugby
Warwickshire
CV21 4NX

Offers Over £130,000 Leasehold



- A One Bedroom End of Terraced Leasehold Property
- Popular Residential Location
- Living Room/Kitchen with Oven, Hob and Integrated Fridge/Freezer
- First Floor Bathroom with Three Piece White Suite
- Gas Fired Central Heating to Radiators and Upvc Triple Glazing
- Communal Grounds and Allocated Off Road Parking
- Early Viewing is Highly Recommended to Avoid Disappointment
- Ideal Investment/First Time Purchase

Brown & Cockerill Estate Agents
12 Regent Street
Rugby
Warwickshire
CV21 2QF

Email: sales@brownandcockerill.co.uk
Website: www.brownandcockerill.co.uk





DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this one bedroom end of terraced property situated in the sought after residential area of Hillmorton, Rugby. The purpose built block is of standard brick built construction with a tiled roof and benefits from having all mains services connected.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, public houses, bus routes to Rugby town centre and walks along the nearby Oxford canal.

The property is conveniently situated for easy commuter access to M1/M6/A5/A45 and A426 road and motorway networks and Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation is set over two floors and accessed via a private front entrance door directly into the living room/kitchen with stairs rising to the first floor landing off the living room area. The kitchen is fitted with an oven with hob and extractor over, integrated fridge/freezer and has space and plumbing for an automatic washing machine.

To the first floor, the landing has doors off to the double bedroom which has a cupboard housing the gas fired central heating boiler and the part tiled bathroom is fitted with a three piece white suite to include a panelled bath with mains shower and screen over, pedestal wash hand basin and low level w.c.

The property benefits from gas fired central heating to radiators and has Upvc triple glazing.

Externally, there are well maintained communal gardens and one allocated parking space with additional visitor parking available on-site.

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

Gross Internal Area: approx. 44 m² (473 ft²).

TENURE: Leasehold commenced 2007 and has 109 years remaining.

Ground Rent/Service Charge: Approximately £1600 per annum. (Covering general maintenance of communal grounds/areas and building insurance).

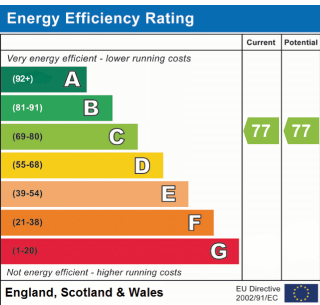
AGENTS NOTES

Council Tax Band 'A'.
Estimated Rental Value: £750 pcm approx.
What3Words: ///rush.breathing.exce lent

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



Ground Floor

LIVING ROOM/KITCHEN

16' 5" x 13' 6" (5.00m x 4.11m)

First Floor

LANDING

BEDROOM

13' 6" x 9' 6" (4.11m x 2.90m)

BATHROOM

6' 11" x 6' 7" (2.11m x 2.01m)

Ground Floor



First Floor

