



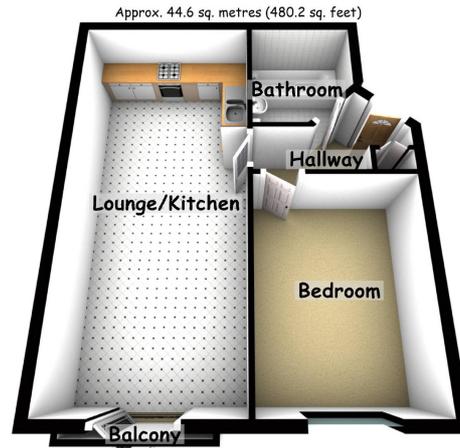
8 Stanier Court, Charles Warren Close, Rugby

£105,000





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Stanier Court, Rugby

** ATTENTION INVESTORS **

This purpose built first floor apartment is situated very close to Rugby town centre and all of its amenities and facilities as well as Rugby train station. The apartment has the benefit gas central heating and UPVC double glazing (as and where specified). The accommodation comprises communal entrance hall, private entrance hall, open plan lounge/kitchen/dining room with built-in oven and hob, double bedroom and bathroom with white suite and shower.

As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Draft Details

These property details are a draft copy and have not been checked and approved by the owner of the property. If you wish to receive an approved copy, please do not hesitate to contact us.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

FIRST FLOOR

COMMUNAL LANDING

PRIVATE ENTRANCE HALL

With entrance door, radiator, double door storage cupboard and security intercom system.

LOUNGE/DINING ROOM/KITCHEN

24'2" x 10'6" (7.37m x 3.20m)

UPVC double glazed French doors with Juliet style balcony, two radiators, TV aerial point, telephone point, matching range of base and wall units, roll edge work surfaces, inset one and a half bowl sink unit, tiling to splash backs, built-in electric oven and gas hob with cooker hood over, space and plumbing for washing machine.

BEDROOM

12'6" x 9'3" (3.81m x 2.82m)

UPVC double glazed window, radiator and TV aerial point.

BATHROOM

Matching white suite comprising panelled bath with shower over, low level WC, pedestal wash hand basin, tiling to splash backs, heated towel rail/radiator and electric shaver point.

TENURE

The property will be sold as Leasehold with a new 125 year lease from 2008. Ground rent £200 per annum. Service charge £960 per annum.

Viewing

Strictly by arrangement through Loveitts Nuneaton office

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