



**EDWARD KNIGHT**  
ESTATE AGENTS

28 BROOKE COURT, LITTLE PENNINGTON STREET, RUGBY, CV21 2AY

£89,950







## SUMMARY

We are delighted to offer for sale this immaculate two bedroom second floor apartment which has been totally refurbished by the current owner to a high standard. The property is situated in the Over 55's development of Brooke Court off Little Pennington Street and is offered to the market at a 70% Value Covenant.

In brief the accommodation comprises of entrance hall, spacious living room opening into the refitted kitchen, two well proportioned bedrooms and a refitted shower room. The property also benefits from recently installed Upvc double glazing, new eco electric panel heaters and new water heating system. The development has a communal laundry, residents lounge, library, externally communal gardens and secure parking.





## LOCATION

The property is ideally located within walking distance of Rugby town centre which offers a range of High Street stores and independent retailers, as well as a wide selection of bars, restaurants, and leisure facilities. Rugby railway station is also within walking distance and offers a frequent service to London Euston which takes just under 50 minutes. The property is also ideally placed to access all major road networks including the M6, M1, A5 and A45. There is a choice of both junior and senior schooling nearby.

Rugby railway station – approximately 1.7 miles  
Elliot's Field Retail Park – approximately 1.2 mile  
M6 Junction 1 – approximately 5 miles



#### AGENTS NOTES

Tenure: Leasehold

Length of Lease: Brand New 99 Year Lease to be issued on completion of purchase

Ground Rent: £0

Service Charge: £208pcm, reviewed annually.  
Includes buildings insurance, window cleaning, care line and maintenance of gardens  
Council Tax Band: A



#### LIVING ROOM

12' 8" x 12' 4" (3.86m x 3.76m)

#### KITCHEN

10' 1" x 6' 8" (3.07m x 2.03m)

#### BEDROOM

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		