



EDWARD KNIGHT
ESTATE AGENTS

17, THE BEECHES, MAIN STREET, CLIFTON UPON DUNSMORE, RUGBY, CV23 0DH

£184,950





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this immaculate two-bedroom GROUND FLOOR apartment situated in the heart of the sought after village of Clifton upon Dunsmore. This spacious property has been fully refitted to include a modern kitchen with appliances, utility room, re-fitted wet room and updated central heating.

In brief the accommodation includes an entrance hall, spacious living/dining area, re-fitted modern kitchen, re-fitted modern utility room, two double bedrooms with fitted wardrobes and re-fitted walk in wet room. The property is surrounded by communal garden to include a small, planted front garden and large rear communal space with storage, drying and seating areas. There is also allocated parking and visitor parking access from Allans Lane.



LOCATION

Clifton-upon-Dunsmore is a popular well-regarded village in Warwickshire. It has various amenities to include a public house, village shop and primary school with a continuous outstanding Ofsted rating. Neighbouring town Rugby has a high-speed train service to London Euston in under 48 minutes and Birmingham in under 20 minutes. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to nearby towns such as Royal Leamington Spa, Solihull, Stratford, Kenilworth and Northampton where a wide range of shopping and recreational facilities can be found.

There is an impressive range of schooling available in and around Rugby to include state, grammar and private schools such as Bilton Grange, Rugby High School for girls, Lawrence Sheriff for boys, Princethorpe College and of course the famous Rugby School.

LEASE DETAILS

121 years remain on this long lease.

Service Charge £99 per month and Ground Rent £100.00 PA

The service charge includes buildings insurance, emptying of communal bin area on a weekly basis, upkeep of communal gardens and parking area, internal communal areas are cleaned on a fortnightly basis and maintenance of all internal and external communal lighting.





ENTRANCE HALL

LIVING/DINING ROOM

18' 8" x 13' 11" (5.69m x 4.24m)

KITCHEN

8' 5" x 7' 6" (2.57m x 2.29m)

UTILITY ROOM

7' 5" x 4' 11" (2.26m x 1.5m)

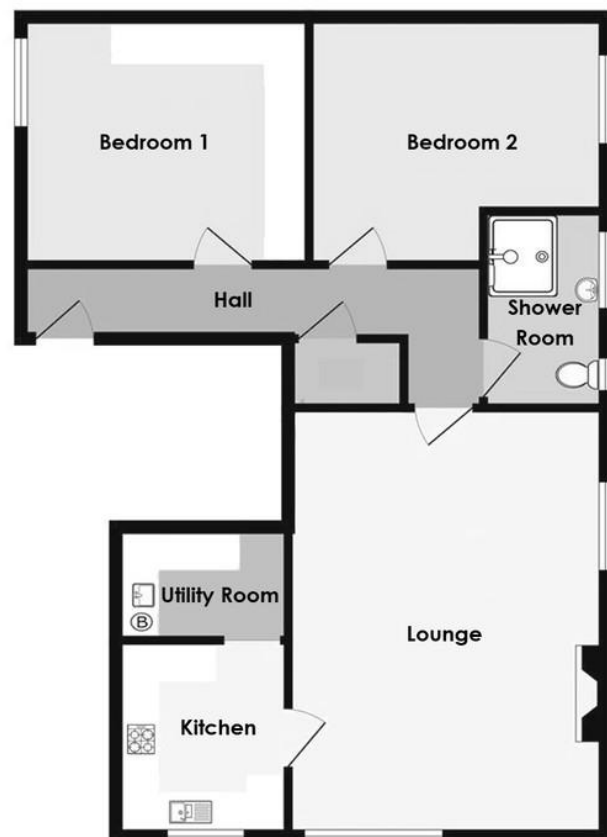
MASTER BEDROOM

12' 6" x 10' 9" (3.81m x 3.28m)

BEDROOM TWO

12' 9" x 10' 9" (3.89m x 3.28m)

WET ROOM



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		