



EDWARD KNIGHT
ESTATE AGENTS

17 KIRBY COURT, MAIN STREET, NEWBOLD, RUGBY, CV21 1HQ

£89,950





PROEPRTY SUMMARY

We are delighted to present this modern one bedroom top floor apartment located in the heart of Newbold village. This property is within walking distance to a wide range of amenities and also close to major road links. The accommodation briefly comprises: entrance hall, open plan lounge/kitchen, double bedroom with fitted wardrobe and bathroom. The property further benefits from: electric heating, intercom entry and allocated parking to the rear.

Viewings for this property are strictly by appointment with Edward Knights Regent Street offices. This property is being sold with no onward chain.

LOCATION

Newbold-on-Avon is a suburb located approximately 1 mile north-west of Rugby's town centre. There is a small selection of shops within Newbold including a convenience store and a take away outlets. Further shopping facilities can be found nearby in Rugby town centre and at the out of town retail parks, Elliots Field and Junction One. The River Avon runs to the south of Newbold and the Oxford Canal runs immediately to the north with a popular canal side pub, The Barley Mow.

Newbold is home to two schools, the primary school, Riverside Academy and the secondary school, Avon Valley School and Performing Arts College.

LIVING ROOM

14' 4" x 10' 8" (4.37m x 3.25m)

KITCHEN

6' 9" x 9' 1" (2.06m x 2.77m)



BEDROOM

10' 7" x 10' 6" (3.23m x 3.2m)

BATHROOM

8' 2" x 5' 8" (2.49m x 1.73m)

LEASE INFORMATION

Lease - 103 years remaining

Ground rent - £100 per annum

Service charge - £1,083.55 per annum

IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective



purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know





and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.

