



EDWARD KNIGHT
ESTATE AGENTS

21 TRINITY COURT, CHURCH STREET, RUGBY, CV21 3PU

£99,950





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this immaculate purpose built first floor apartment for residents over 60. It is located in the heart of Rugby town Centre and has been improved by the current owner to a high standard. The property was constructed by McCarthy & Stone who are a highly sought after Retirement home developer.

The apartment is located on the first floor and is accessed by a secure entry intercom system. In brief the accommodation comprises of an entrance hall with new flooring, spacious lounge, refitted kitchen with integrated appliances, double bedroom with built in wardrobes and refitted shower room.

Communal facilities include a lounge with kitchen for socializing, a laundry room and a guest suite for visiting family and friends.

Externally there are well maintained communal gardens and parking.

Leasehold Information. 125 year lease from 1994.
Ground rent: £440 per annum.
Service charge: £4,000 per annum.



LOCATION

The property is within walking distance of the town centre shopping areas, sports facilities and various local amenities. Rugby's town centre offers high street and independent retail outlets and a variety of bistro's, restaurants and coffee shops.

Lawrence Sheriff Grammar School for Boys and the world-renowned Rugby School are both within a ten-minute walk of the property. Rugby High School for girls and a good range of state and independent schools are available just a short drive from the town centre.

Rugby is conveniently situated in close proximity to major rail and road links. The property is just a five minute walk to Rugby Railway Station with Euston only 50 minutes away. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighboring towns and cities such as Birmingham, Coventry, Leamington Spa and Northampton.

LOUNGE

17' 7" x 10' 7 Max (5.36m x 3.23m)

KITCHEN

7' 6" x 7' 4" (2.29m x 2.24m)

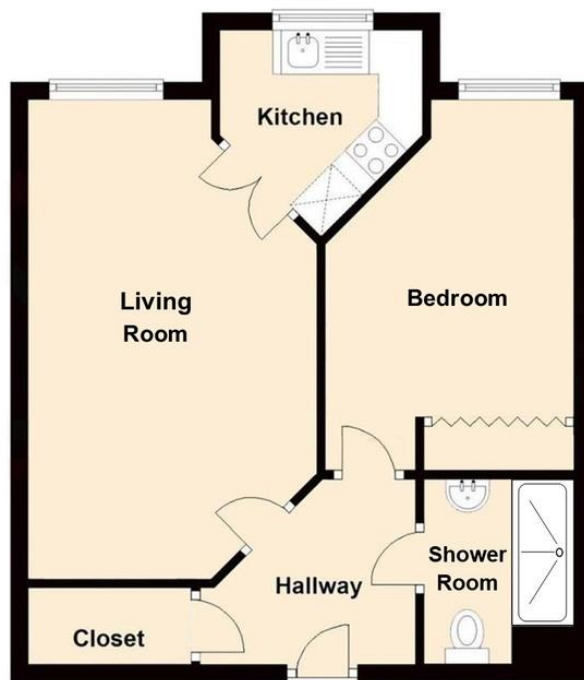
BEDROOM

12' 0" x 9' 2 Max(3.66m x 2.79m)

SHOWER ROOM

6' 8" x 5' 4" (2.03m x 1.63m)





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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		