



“Old Works Court”
Rugby, CV21 2BA



Cadman Homes
Residential Sales, Lettings & Property Management

Little Pennington Street, Rugby, CV21 2BA

To be sold at 70% of market value as an affordable/first time buy. With an open plan lounge/diner and kitchen, large double bedroom, a study, modern bathroom and off road parking. Not only is this apartment great value, but it also boasts gas central heating and PVCu double glazing.

Outside

The property sits in a small block of seven flats within a development of just 19 properties. An internal courtyard offers parking spaces and there is more parking to the side of the block giving one space per property. Communal bin storage area, path to intercom controlled entry door.

Communal hallway

With lockable postboxes for each flat and stairs to first floor landing where there are meter cupboards and timber intercom controlled door to;

Entrance hallway

With intercom phone and doors to;

Bedroom 12' 6" x 9' 6" (3.81m x 2.89m)

With PVCu double glazed window to side.

Study 9' 5" x 7' 4" (2.87m x 2.23m)

With PVCu double glazed window to side.

Bathroom 7' 3" x 5' 11" (2.21m x 1.80m)

With white WC, hand wash basin and bath with thermostatic bar shower over with tempered glass shower screen. Shaver socket, extractor fan, vinyl flooring, PVCu double glazed window to side.

Lounge/diner 13' 5" x 11' 1" (4.09m x 3.38m)

With two PVCu double glazed windows to side.

Kitchen 7' 10" x 7' 2" (2.39m x 2.18m)

With a modern range of units to eye and base level. Work-surfaces house inset sink and drainer, and gas hob with stainless steel extractor over. With electric base level oven and space for washer/dryer, this practical kitchen also has space for an upright fridge/freezer. PVCu double glazed window to side, vinyl flooring.

About the Area

Rugby town centre includes numerous restaurants of various kinds and many pubs. In 2002, Brownsover Fish Bar on Hollowell Way, Brownsover, was named as the best seller of Fish and Chips in the country. The town centre is noted for its large number of pubs. The main shopping area in Rugby is in the streets around the Clock Tower, two of which - High Street and Sheep Street - are pedestrianised.

The town centre has an indoor shopping centre called "Rugby Central" which opened in 1980 and is currently subject to a planning application to be redeveloped. A "restaurant quarter" is being opened in the town centre to compliment World Rugby's official "Hall of Fame" which is based at the museum/library. A street market is held in the town centre several days a week. In recent years several out-of-town retail centres have opened to the north of the town.

Rugby contains several large parks, most notably Caldecott Park near the town hall. In 2010 a short local bypass, the first part of the Rugby Western Relief Road, was opened, running from the A428 (Lawford Road) along the edge of the built-up area to the A4071 (road from Rugby through Bilton and Cawston) a little west of Cawston, to take through heavy traffic off suburban housing roads such as Addison Road.

There are three new retail parks, "Elliot's Field" which is leisure and fashion centric, "Junction One" which has Laura Ashley and a 9-screen cinema and several restaurants and fast food outlets. "Technology Drive" is mainly home stores and DIY based. Elliot's Field has just announced a second phase more big names to compliment Debenhams, Nike and NEXT which are some of the stores on the existing park.

Agent's Note

Viewing is strictly by appointment via the sole agents, Cadman Homes. We are a local, family owned and run firm of estate and letting agents covering the Rugby, Lutterworth, Coventry and Leamington areas.

If you are unsure of the value of your home, or simply haven't chosen an agent to sell or let it, we'd love to show you what we can do for you. For valuations, mortgages, conveyancers and more contact the local office.

Agent's Note

The property is to be sold in perpetuity at 70% of market value, following a valuation by two surveyors. The section 106 officer at Rugby Borough Council will then assess suitable candidates who have a HOUSING NEED and a LOCAL CONNECTION. Because of this, the property is NOT suitable for an investment purchase.

Service Charges & Ground Rents

The service charge is £50 PCM and the ground rent is £100 per annum. The lease is 120 years from 2009.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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