



Kirby Court Main Street Newbold Rugby CV21 1HQ

£110,000

cartwright  
hands



# Kirby Court Main Street

## Newbold Rugby

- Top Floor
- One Bedroom
- Living Room/ Kitchen
- Bathroom
- Council Tax Band: A
- We believe all mains services are connected to the property, apart from Gas. ( not tested)
- EPC C (79)

This second floor one bedroom apartment is ideal for first time buyers as well as investors. The accommodation features: entrance hall, living room with open kitchen, bedroom with built in wardrobes, spacious bathroom. Externally there is an allocated parking space to the rear of the building.

The property is Leasehold and all charges must be confirmed with solicitors along with the years remaining on the lease.



## Accommodation comprises

### Hall

Doors to lounge/kitchen, bedroom and bathroom, storage cupboard.

### Lounge/Kitchen

Double glazed window to rear, storage heater, range of wall and base unit cupboards and drawers, single bowl stainless steel sink and drainer, four ring electric hob and integrated oven.

### Bedroom

Double glazed window to rear, built in wardrobe.

### Parking

There is an allocated parking space to the rear of the building.

### Bathroom

Opaque double glazed window to rear, panelled bath with mixer shower, low level WC, wash hand basin, heated towel rail, plumbing for washing machine.

### Tenure

The property is Leasehold. We understand there are 105 years remaining on the lease on a 125 year lease from 1/7/2024. (This must be confirmed with solicitors) We believe the service charge is £959.10 for year 2024. This must be confirmed with solicitors. We believe the ground rent is £50.00 per annum. ( this must be confirmed with solicitors)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Top Floor

Approx. 36.4 sq. metres (391.3 sq. feet)



Total area: approx. 36.4 sq. metres (391.3 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement



### Special Notes

We have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale.

If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

### Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Disclaimer

Cartwright Hands for themselves and the vendors of the property, whose agents they are give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.



Telephone: 02476 256 616  
Email: [sales@cartwriughthands.co.uk](mailto:sales@cartwriughthands.co.uk)  
121-123 New Union St, Coventry, CV1 2NT

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will no delay in agreeing the sale. 2. Theses particulars do not constate part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.