



Flat 9, Kirby Court, Main Street, Newbold, CV21 1HQ
£120,000

cartwright
hands

Flat 9

Kirby Court Main Street, Rugby

- Two Bedroom
- Lounge/Open Plan Kitchen
- Allocated parking space
- Leasehold. With 104 years remaining from 125 year lease.
- EPC C (74)
- Council Tax Band is B
- We believe all mains services are connected to the property apart from GAS (not tested)

Ideal property for first time buyers or investors. This two bedroom ground floor flat features entrance hall, lounge/open plan kitchen, two bedrooms and bathroom, the property comes with an allocated parking space to the rear of the building.



Hall

Doors to lounge, bedrooms and bathroom. Storage cupboard.

Lounge/ kitchen

Double glazed window to front. Range of wall and base unit cupboards, single bowl stainless steel sink and drainer, integrated four ring electric hob and oven, plumbing for washing machine, space for fridge/freezer.

Bedroom 1

Double glazed window to rear.

Bedroom 2

Double glazed window to side.

Bathroom

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

Parking

Allocated parking space to the rear of the building.

Tenure

The property is leasehold. 125 year lease from 1st July 2004 with 104 years remaining. Ground rent £100 per annum, payable half yearly Service charge £1272 per annum PLEASE NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE LEASE VIA YOUR SOLICITOR.



Ground Floor

Approx. 47.2 sq. metres (507.6 sq. feet)



Total area: approx. 47.2 sq. metres (507.6 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 Note

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. Please ask the Agent regarding Rights & Restrictions. 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.



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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.