



## Flat 22 Brooke Court, Rugby, CV21 2AY

Asking price £85,000



Welcome to Brooke Court! A popular Over 55's development, situated on the edge of Rugby's Town Centre.

This two bedroom, first floor home comes with a covenant attached to the purchase price due to being linked with an affordable housing scheme. The property can only be purchased and sold at 70% of market value (determined by a Chartered Surveyor).

The home comprises; an entrance hallway, two bedrooms, an open plan kitchen/living space, and a storage cupboard.

The development of Brooke Court benefits from communal gardens, a large parking area, a community room to the ground floor, and an elevator.

**Material Information:**

Tenure: Leasehold

Length of Lease: Brand New 99 Year Lease to be issued on completion of purchase

Ground Rent: £0

Service Charge: £220pcm, reviewed annually.

Council Tax Band: A

For more information, or to arrange a viewing, call Shires & Co Estate Agents.

