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Hopps Lodge Drive,
Offers Over £135,000

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Hopps Lodge Drive, , Rugby

Welcome to this charming first-floor flat located on Hopps Lodge Drive in the vibrant town of Rugby. Built in 2008, this property boasts a modern design and has been newly decorated and carpeted throughout, making it a delightful space to call home.

The flat features a spacious reception room, perfect for relaxing or entertaining guests. With two well-proportioned bedrooms, including a master bedroom that benefits from a lovely Juliet balcony, you will enjoy both comfort and style. The property also includes two bathrooms, providing convenience for both residents and visitors alike.

One of the standout features of this flat is the allocated parking space for one vehicle, ensuring that you have a secure place for your car. Additionally, the property is offered with no chain, allowing for a smooth and hassle-free purchase.

Situated in a desirable area, this flat is ideal for those seeking a modern living space in a thriving community. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy contemporary living in Rugby. Don't miss the chance to make this lovely flat your new home.

Hallway

Kitchen 6'0" x 8'0" (1.83m x 2.44m)

Open Plan Living/Dining Room 18'0" x 10'11" (5.49m x 3.35m)

Master Bathroom 6'0" x 8'0" (1.83m x 2.44m)

Bedroom One 14'11" x 12'11" (4.57m x 3.96m)

En-Suite 5 x 4 (1.52m x 1.22m)

Bedroom Two 10 x 9 (3.05m x 2.74m)

Outside



Allocated Parking

Tenure

Lease 250 years commencing 01/04/2007, therefore 231 years remaining

Ground rent £180.85 per annum

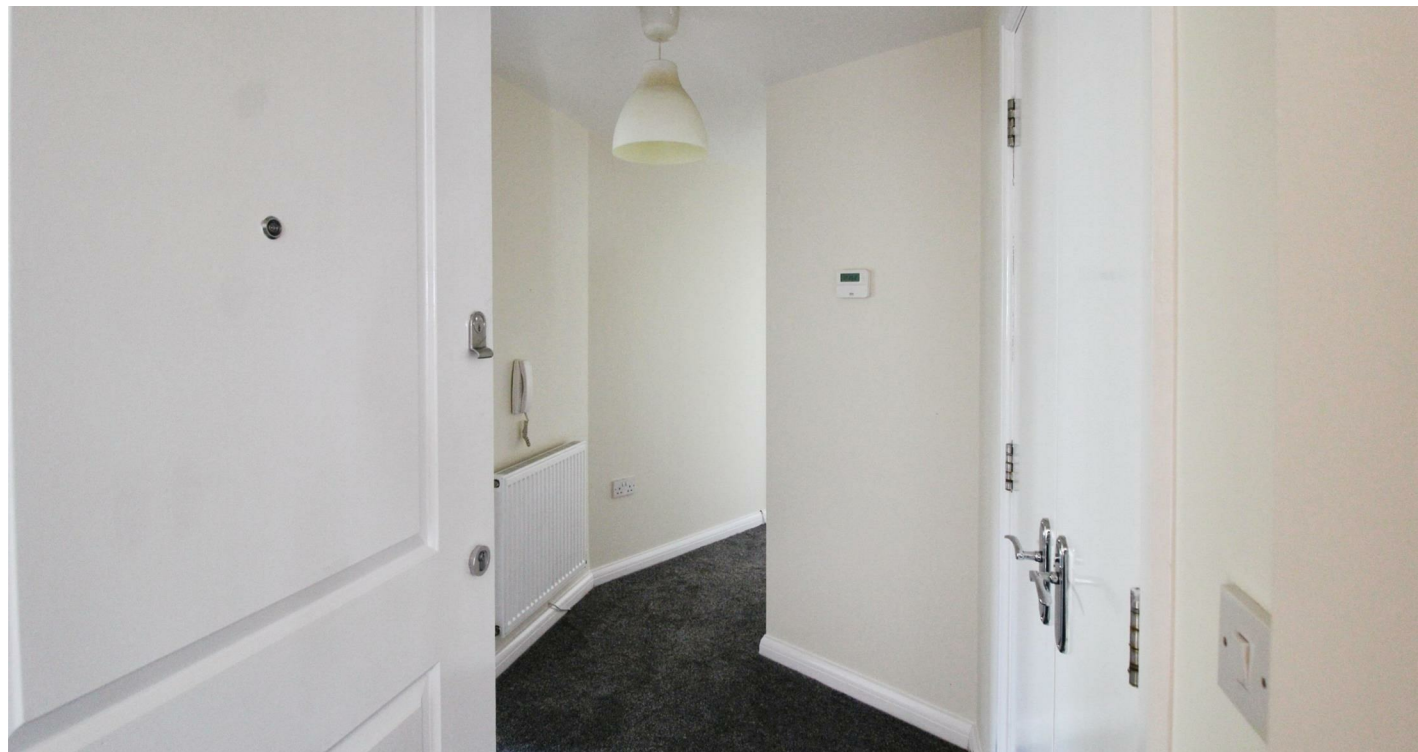
Maintenance/Service charge £2454.80 per annum

About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR





Total floor area: 81.4 sq.m. (877 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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