



## 6 Meadow Furlong

Coton Park  
Rugby  
Warwickshire  
CV23 0GG

**£106,666 Freehold**



- A One Bedroom Duplex Style Home
- Ground Floor Double Bedroom & Shower Room
- First Floor Open Plan Living/Dining & Kitchen
- Upvc Double Glazing , Gas Fired Central Heating to Radiators
- Allocated Parking Space
- 85% Covenant Scheme
- Early Viewing Considered Essential

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## DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this modern one bedroom duplex style end of mews home offered for sale on an affordable 85% covenant scheme and located within the popular Coton Park estate, on the northern outskirts of Rugby town centre.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, supermarket, public house, hot food takeaways, bus routes to Rugby town centre and excellent commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks.

In brief, the accommodation comprises of an entrance hall, ground floor double bedroom and a shower room with space and plumbing for a washing machine. To the first floor is an open plan living/dining area with fitted kitchen and a mezzanine storage area.

The property benefits from gas fired central heating to radiators, Upvc double glazing and a band 'A' council tax rating.

Externally there is an allocated parking space for one vehicle to the front.

The Covenant Scheme stipulates that the property can only be sold at 85% of the full market value to either a first or second time buyer. The property cannot be let, so landlord investors are not eligible to buy.

Early viewing is considered essential.

Gross internal area: 35m<sup>2</sup> (376ft<sup>2</sup>).

There is an Estate Service/Management charge of approx £300 per year.

## AGENTS NOTES

Local Authority: Rugby Borough Council  
Council Tax Band: 'A'

## MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property. To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		92
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Ground Floor

### ENTRANCE HALL

5' 9" x 4' 9" (1.75m x 1.45m)

### BEDROOM

11' 7" x 9' 1" (3.53m x 2.77m)

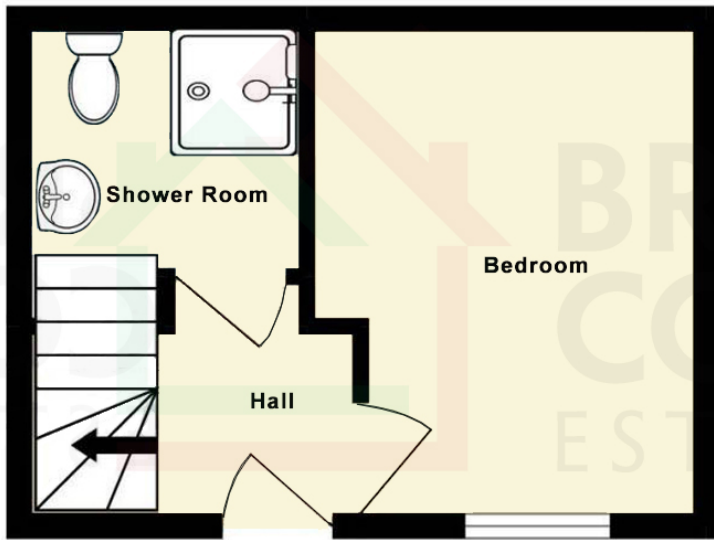
### SHOWER ROOM

7' 1" x 6' 5" (2.16m x 1.96m)

## First Floor

### OPEN PLAN LIVING/DINING ROOM/KITCHEN

15' 10" max x 11' 6" (4.83m max x 3.51m)



**GROUND FLOOR**



**FIRST FLOOR**