



39 Flaxdown Gardens

Coton Park
Rugby
Warwickshire
CV23 0GX

Guide Price £149,950 Leasehold



- A Two Bedroom Top Floor Apartment in Sought After Residential Location
- Open Plan Kitchen/Lounge/Dining Room
- Two Double Bedrooms
- Master Bedroom with En-Suite Shower Room
- Family Bathroom with Three Piece White Suite
- Electric Central Heating and Upvc Double Glazing
- Allocated Parking Space
- Early Viewing is Highly Recommended

Brown & Cockerill Estate Agents
12 Regent Street
Rugby
Warwickshire
CV21 2QF

Email: sales@brownandcockerill.co.uk
Website: www.brownandcockerill.co.uk





DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented and spacious modern two bedroom top floor leasehold apartment situated in the sought after residential location of Coton Park 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, supermarkets, public house/restaurant, excellent schooling and Elliott's field retail park.

There is convenient commuter access to the surrounding M1/M6/A5/A426 and A14 road and motorway networks. Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour.

In brief, the standard brick built accommodation comprises of a modern and spacious open plan kitchen/lounge/dining room with integrated oven, hob and fridge freezer and has two Juliet balconies with French doors.

There are two well proportioned bedrooms with the master bedroom benefiting from a modern en-suite shower room. Both bedrooms have fitted wardrobes. A further family bathroom is fitted with a modern three piece white suite with a shower over the bath.

The property benefits from wall mounted electric heating, Upvc double glazing and mains services connected (with the exception of gas).

Externally, there is an allocated parking space and a spacious communal garden with a seating area.

Early viewing is highly recommended to avoid disappointment.

The apartment is one of a few larger corner apartments. Gross Internal Area: approx. 62 m² (667 ft²).

TENURE: Leasehold.

Lease Term: 125 years from 1st Jan 2006 (approx. 107 years remaining)

Service/Maintenance Charge: £1,375.00 to include buildings insurance and upkeep of communal grounds and parking area.

Current Ground Rent: £150.00 per annum.

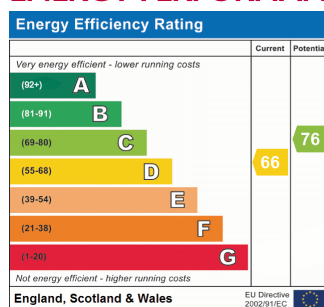
AGENTS NOTES

Council Tax Band 'B'.

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



TOP FLOOR

ENTRANCE HALL

6' 7" x 6' 6" (2.01m x 1.98m)

OPEN PLAN KITCHEN/LOUNGE/DINING ROOM

Kitchen Area: 10' 9" x 5' 3" (3.28m x 1.60m)
Lounge/Dining Room Area: 17' 1" x 13' 0" (5.21m x 3.96m)

BEDROOM ONE

15' 8" x 10' 7" (4.78m x 3.23m)

EN-SUITE SHOWER ROOM

7' 1" x 6' 3" (2.16m x 1.91m)

BEDROOM TWO

14' 7" x 9' 6" (4.45m x 2.90m)

FAMILY BATHROOM

6' 9" x 6' 1" (2.06m x 1.85m)



THESE PARTICULARS ARE ISSUED ON THE UNDERSTANDING THAT ALL NEGOTIATIONS ARE CONDUCTED THROUGH US. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and particulars.