



10 SHORTSTONES WALK

£129,950 Leasehold

COTON PARK
RUGBY
WARWICKSHIRE
CV23 0GW



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DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this executive two bedroom ground floor apartment situated on the popular Coton Park development to the north side of Rugby town centre.

There are a range of amenities available within the immediate area to include a parade of shops and stores, supermarket, public house and retail parks. The property location offers excellent access to the surrounding M1/M6/A5 and A14 road and motorway networks. Rugby Railway Station offers a mainline intercity service to London Euston and Birmingham New Street in under one hour.

In brief, the accommodation comprises of a communal entrance hall which serves only the ground floor and first floor apartments. The apartment itself comprises of an entrance hall, open plan lounge/dining room with fitted kitchen, two well proportioned bedrooms and a family bathroom with modern white suite.

The property benefits from Upvc double glazing and electric heating.

Externally there is a well stocked front garden with views over a public open space.

The property is considered to be an ideal first time purchase/investment opportunity and is being offered with no onward chain.

The vendor is willing to sell the Freehold interest for both apartments (ground and first floor) for £5,500.

Early viewing is considered essential.

Gross internal area: 47m² (506ft²)

Tenure: Leasehold
Term: 125 years from 01/01/2006 (approx. 106 yrs remaining)
Ground Rent & Service Charge: TBC

AGENTS NOTES

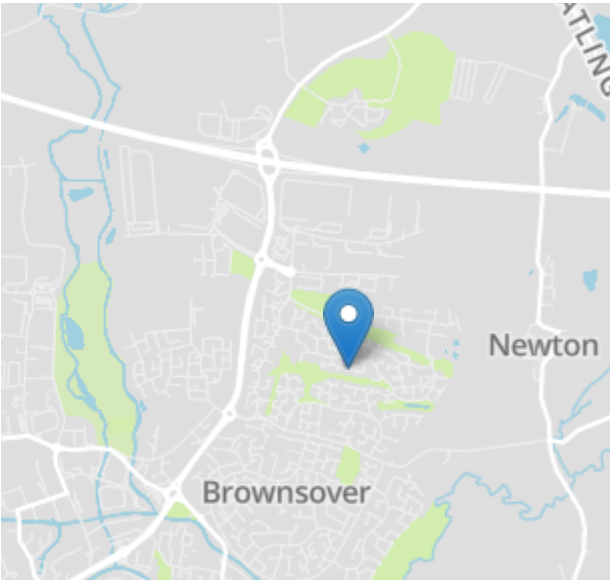
Council Tax Band: 'B'
Local Authority: Rugby Borough Council

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.

KEY FEATURES

- An Executive Two Bedroom Ground Floor Apartment
- Open Plan Lounge/Dining/Kitchen
- Fitted Modern Kitchen with Integrated Hob & Oven
- Built in Wardrobes to the Master Bedroom
- Upvc Double Glazing, Electric Heating
- Family Bathroom with Contemporary White Suite
- Garden to the Front
- No Onward Chain, Early Viewing is Advised



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	71	80
EU Directive 2002/91/EC		

ROOM DIMENSIONS

Ground Floor

Entrance Hall
13' 7" x 3' 3" (4.14m x 0.99m)
Open Plan Lounge/Dining Room
21' 3" x 9' 8" (6.48m x 2.95m)
Kitchen Area
9' 8" x 6' 11" (2.95m x 2.11m)

Bedroom One

11' 4" x 9' 3" (3.45m x 2.82m)

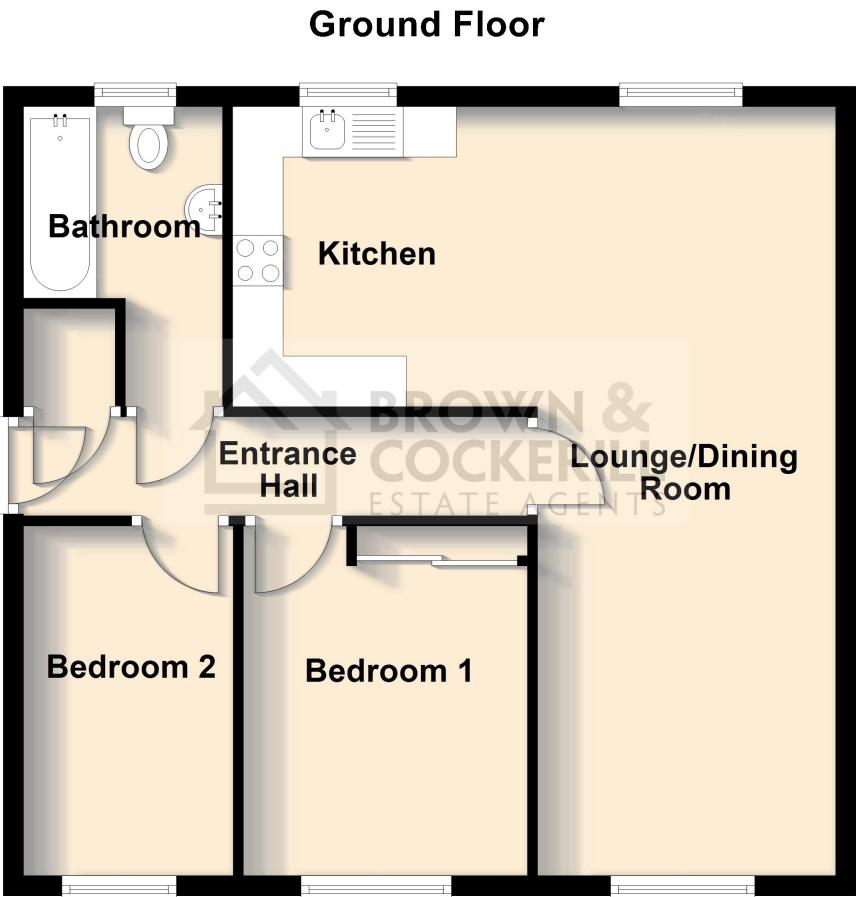
Bedroom Two

11' 4" x 6' 10" (3.45m x 2.08m)

Bathroom

9' 9" x 6' 6" (2.97m x 1.98m)

FLOOR PLAN



IMPORTANT INFORMATION
We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.