



Avocet Close, Coton Park, Rugby, CV23 0WU



GUILD HOUSE
Estate Agents



Guild House estate agents are delighted to offer for sale this stunning ground floor leasehold apartment. Presented in immaculate condition with 168 years remaining on the lease, it's situated on the Coton Park development, ideally located within easy walking distance local amenities, Rugby town centre and Rugby train station. Elliots Field and Junction One retail parks are on your doorstep and the M6/M1/A14 motorway links are just a five minute drive.

This beautifully presented apartment was built in 2004 and offers stylish and spacious living accommodation throughout to include: entrance hallway, fabulous open plan living/dining/kitchen area fitted with a comprehensive range of modern units incorporating integrated fridge/freezer, washing machine, dishwasher, oven, hob and extractor. There are two double bedrooms both boasting built in wardrobes and a modern refitted bathroom with shower. The apartment further benefits from a secure entry system and allocated parking.

Internal viewing highly recommended to fully appreciate this spacious apartment. NO ONWARD CHAIN

GROUND RENT £220 PER ANNUM

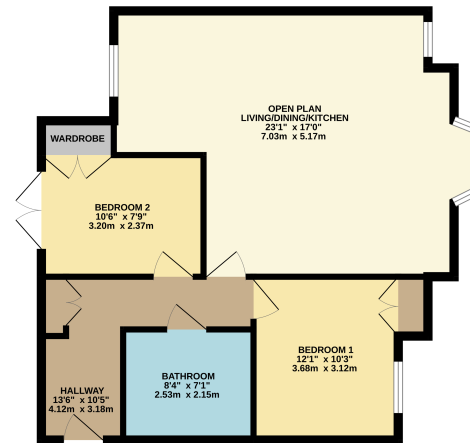
SERVICE CHARGE £1089 PER ANNUM



- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- REFITTED BATHROOM
- UPVC DOUBLE GLAZING
- IMMACULATE THROUGHOUT
- COURTYARD GARDEN
- NO ONWARD CHAIN
- LEASEHOLD
- LONG LEASE REMAINING
- ALLOCATED PARKING
- EPC - TBC



GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA: 659 sq.ft. (61.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of areas, lengths, volumes, etc. are for general guidance only and do not constitute a guarantee of accuracy. The actual dimensions and appearance may vary from those shown on the floorplan. The floorplan is for general information only and it must not be relied upon for any purpose other than that for which it is intended.

Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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