



## 21 LINDON COURT

BRYANT ROAD  
RUGBY  
WARWICKSHIRE  
CV23 0UU

Offers Over £100,000 Leasehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk





DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern one bedroom second floor purpose built apartment situated on the popular Coton Meadows development to the north 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 and excellent local schooling for all ages. The popular Elliott's Field and Junction One retail parks are only a short distance away.

Rugby Railway Station offers a regular mainline intercity service to Birmingham New Street and London Euston in under an hour and there is excellent access available to the surrounding M1/M6/A5 and A14 road and motorway networks making the location ideal for those wishing to commute.

The apartment is located on the second floor and is accessed via a communal entrance with secure entry system and stairs rising to further floors. In brief, the accommodation comprises of an entrance hall with a cupboard with space and plumbing for an automatic washing machine. The open plan lounge/dining room/kitchen has doors to a Juliet balcony with railings and the kitchen area has a four ring electric hob with extractor over and oven beneath. There are integrated appliances to include a fridge, freezer and dishwasher and has inset spot lights to the ceiling. There is a well proportioned bedroom and modern family bathroom fitted with a three piece white suite to include a panelled bath with shower over; pedestal wash hand basin, low level w.c. and electric heated towel rail.

The property benefits from electric central heating, Upvc double glazing and has all mains services connected.

Externally, there is one allocated parking space (Bay 21).

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

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 44 m² (473 ft²).

TENURE: Leasehold

998 year lease commenced in 2006 and has 979 years remaining.

Current Service/Maintenance Charge: £1247.04 per annum (includes building insurance and maintenance of communal areas and grounds).

Current Ground Rent: £150 per annum. (Next review 2031).

Freeholder: Gar Moore Investment Ltd/RFM Ltd.

AGENTS NOTES

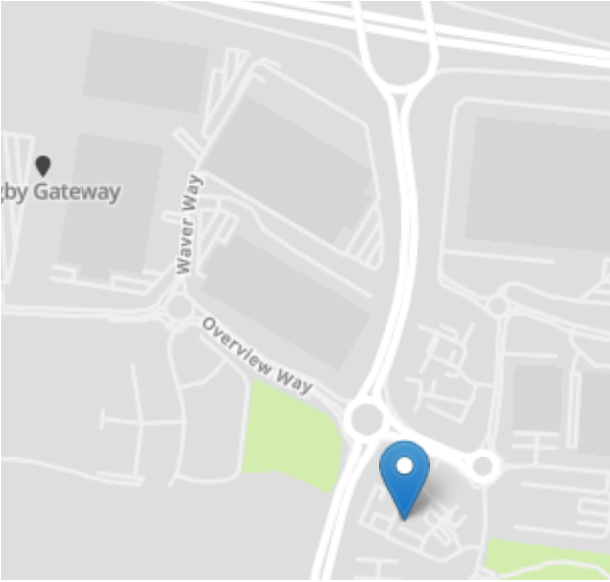
Council Tax Band 'A'.  
Estimated Rental Value: £700 pcm approx.  
What3Words: ///packet.score.turkey

MORTGAGE & LEGAL ADVICE

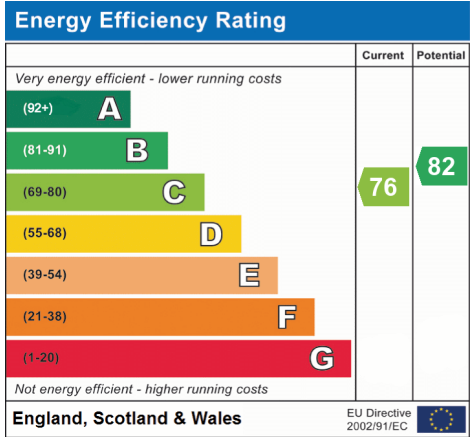
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.  
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Modern One Bedroom Second Floor Apartment**
- **Popular Residential Location**
- **Open Plan Lounge/Dining Room/Kitchen with Appliances**
- **Bathroom with Three Piece White Suite**
- **Electric Heating and Upvc Double Glazing**
- **Secure Communal Entrance and Allocated Parking**
- **Early Viewing is Highly Recommended**
- **No Onward Chain, Ideal First Time/Investment Opportunity**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Second Floor

Entrance Hall

9' 0" x 6' 8" (2.74m x 2.03m)

Open Plan Lounge/Dining Room/Kitchen

Lounge/Dining Room Area: 15' 6" x 11' 2" (4.72m x 3.40m)

Kitchen Area: 8' 7" x 7' 1" (2.62m x 2.16m)

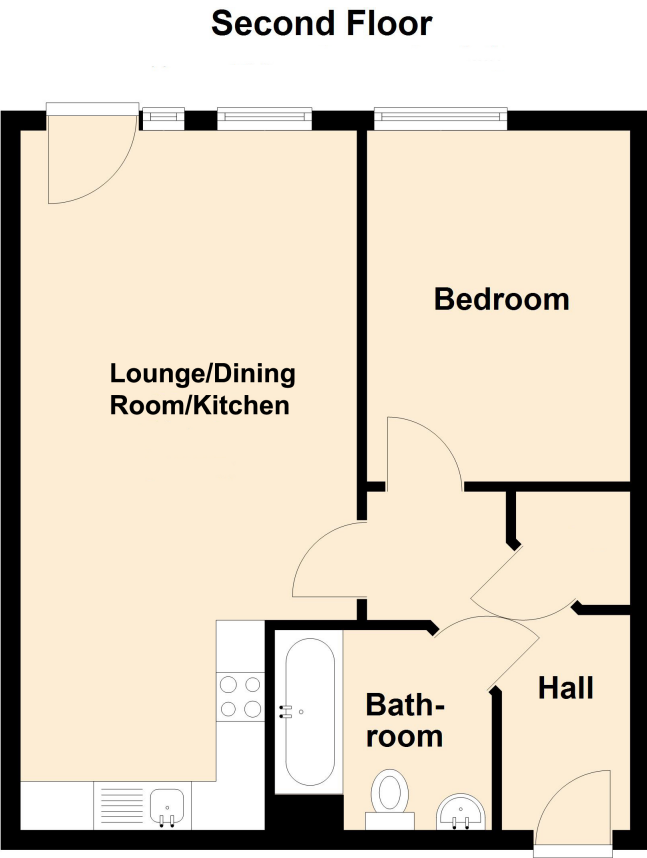
Bedroom

11' 8" x 8' 8" (3.56m x 2.64m)

Bathroom

7' 1" x 7' 1" (2.16m x 2.16m)

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.