



## 59 Avocet Close

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Coton Park  
Rugby  
Warwickshire  
CV23 0WU

Offers in Excess of £145,000 Leasehold

- A Modern Two Bedroom First Floor Apartment
- Open Plan Living/Dining/Kitchen Space
- Modern Kitchen with Integrated Appliance
- Two Well Proportioned Bedrooms
- Modern Family Bathroom with White Suite
- Upvc Double Glazing
- Electric Heating
- Single Garage & Off Road Parking



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## DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this modern and well presented two bedroom first floor leasehold apartment situated within the popular residential estate of Coton Park on the northern suburbs of Rugby town centre.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, public house, local supermarket and schooling for all ages. The property offers excellent access to the surrounding M1/M6/A5 & A14 road and motorway networks and is a short drive from Rugby railway station.

In brief, the accommodation comprises of a communal entrance with intercom entry, entrance hall, open plan living area with modern kitchen with integrated appliances, two well proportioned bedrooms and a modern family bathroom with white suite.

The property benefits from Upvc double glazing and electric heating throughout.

Externally there is a single garage with a parking space to the front.

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

Early viewing is considered essential.

Tenure: Leasehold - 99 Year Lease commenced 2003 - 79 years remaining.

Current Service/Maintenance Charge: £1057.92 per annum.

Ground Rent: £210.00 per annum.

## AGENTS NOTES

Council Tax Band: B

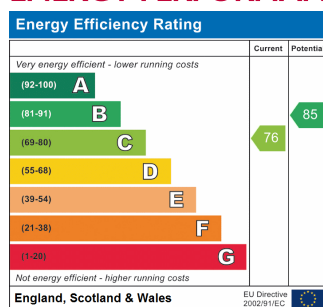
Local Authority: Rugby Borough Council

## 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.

## ENERGY PERFORMANCE CERTIFICATE



## First Floor

### OPEN PLAN LOUNGE/KITCHEN/DINING AREA

21' 0" x 11' 9" (6.40m x 3.58m)

### BEDROOM ONE

13' 4" x 9' 5" to built in wardrobes (4.06m x 2.87m to built in wardrobes)

### BEDROOM TWO

13' 0" x 7' 3" (3.96m x 2.21m)

### BATHROOM

6' 4" x 6' 2" (1.93m x 1.88m)