58 Avocet Close
Coton Meadows
RUGBY
CV23 0WU

£125,000

- ONE BEDROOM
- FANTASTIC INVESTMENT OPPORTUNITY
- BUILT IN APPLIANCES
- NO ONWARD CHAIN
- OFF ROAD PARKING SPACE
- TOP FLOOR APARTMENT
- LOUNGE / KITCHEN
- EXTENDED LEASE
- UPVC DOUBLE GLAZING
- ENERGY EFFICIENCY RATING C

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*** A FANTASTIC FIRST TIME TIME PURCHASE*** A one bedroom top floor apartment. Situated in the sought after residential location of Coton Park. In brief the accommodation comprises; entrance hall, open plan lounge/kitchen with built in appliances, one double bedroom and a fitted bathroom. The property further benefits from electric heating, upvc double glazed windows and an off road parking space. The property has been recently redecorated and offered with an extended lease and no chain.
Ideally situated with easy access to Rugby town centre and the region's central motorway networks, including the M6, M1 and M45. Rugby railway station is also just a few minutes drive away and offers a regular high speed rail link to London Euston and Birmingham. There are retail parks, close by along with a multi-screen cinema, restaurants and a gymnasium/health club. Shopping facilities are available at nearby Elliots Field and Junction One retail parks, as well as local amenities which include a supermarket, and a renowned butchers shop.

Communal Entrance Hall
Entry via communal entrance door. Stairs rising to second floor.

Entrance to Apartment
Entry via entrance door to apartment:

Entrance Hall
Intercom system. Electric panel heater. Storage cupboard. Doors off to bedroom, bathroom and lounge/kitchen.

Lounge/Kitchen
20'10" x 16'5" (6.37m x 5.01m)
Open Plan Living.

Lounge Area
Windows to rear and side aspect. Two electric panel heaters.

Kitchen
Fitted with a range of base and eye level units with work surface space incorporating a sink unit and drainer unit with mixer tap over. Tiling to splash areas. Built in appliances to include, oven, hob, extractor fan, washing machine, dishwasher and fridge/freezer. Window to side aspect.

Bedroom
10'11" x 10'0" (3.35m x 3.07m)
Window to rear. Electric panel heater. Built in wardrobe.

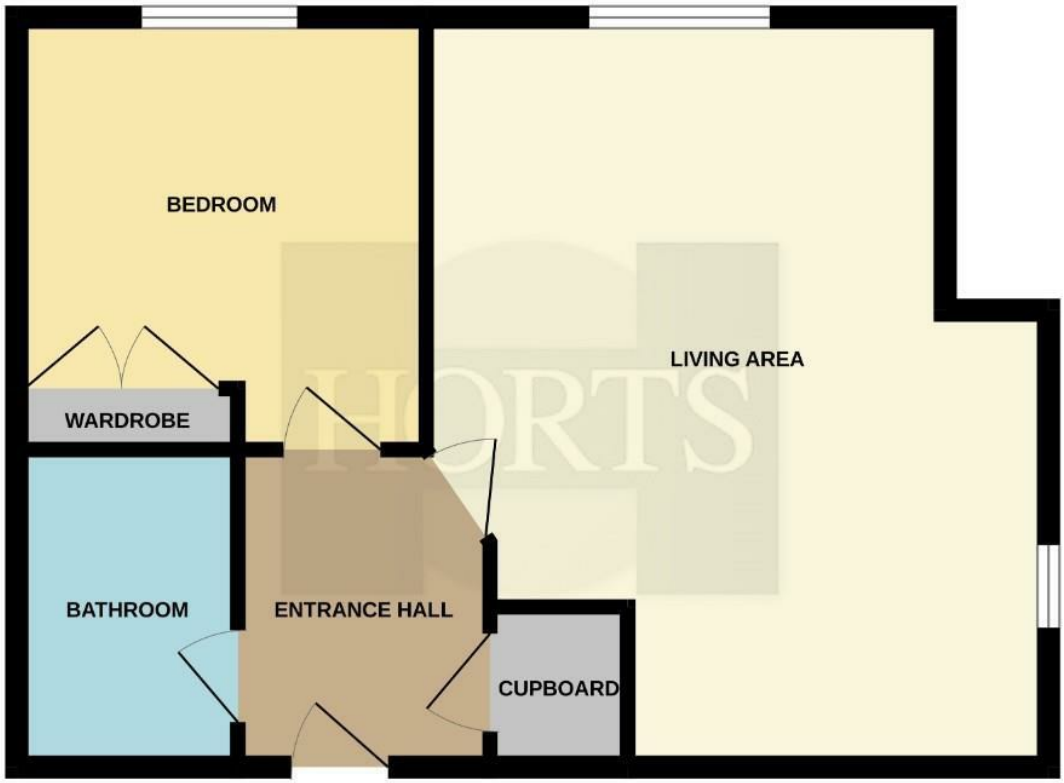
Bathroom
White suite to comprise; 'P' shaped bath with electric shower and screen, wash hand basin, and low level w.c. Tiling to splash areas. Heated towel rail.

Off Road Parking
Off road parking for one vehicle.

Agents Note
Length of lease: 185 years remaining
Annual ground rent amount: (£) nil
Annual service charge amount: (£) 1089.00
Amenity Charge £246.00
Service charge review period: Yearly

Local Authority: Rugby
Council Tax Band: B
Energy Efficiency Rating: C

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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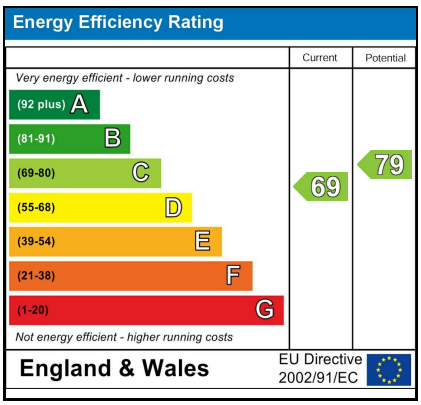

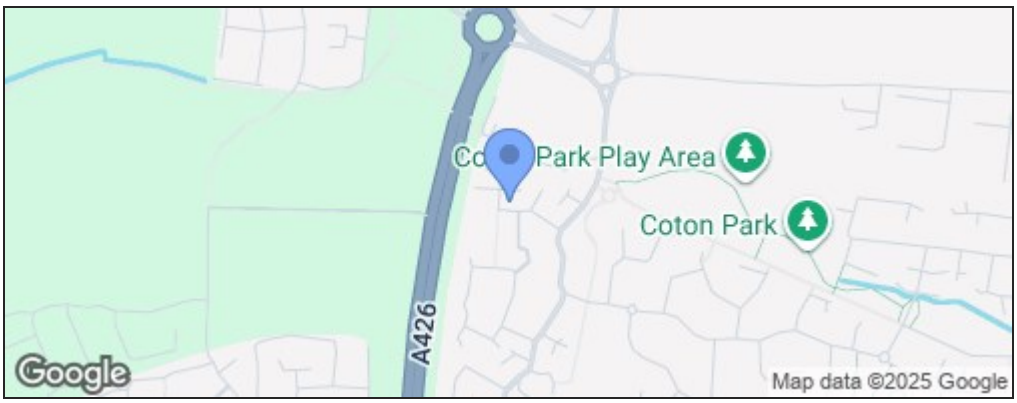

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