



64 Crackthorne Drive

Coton Park, Rugby, Warwickshire, CV23 0GL

Guide Price £130,000

Stylish and modern, two bedroom, first floor apartment situated in the popular Coton Park development, with allocated off road parking, secure intercom entry system, open plan lounge/diner/kitchen with Juliet balcony, two well proportioned bedrooms, and modern bathroom.

Ideal first time/Investment purchase!



Property Features

- Modern Apartment
- Two Bedrooms
- Secure Intercom Entry
- Allocated Parking
- Entrance Hall
- Open plan Lounge/Diner/Kitchen
- Juliet Balcony
- Stylish Bathroom
- Double Glazing
- Ideal First Time Purchase

Full Description

This gorgeous first floor apartment offers stylish and modern living accommodation ideal for first time or investment purchasers.

Located in the sought after Coton Park development within easy reach of a wide range of shops and amenities at the Elliotts Field and Junction One retail and leisure parks, the regions central motorway networks, including the M1, M6 and M40, and Rugby train station which provides direct commutes to London Euston in just 50 minutes.

The apartment boasts allocated off road parking, a secure intercom entry system, double glazing, and electric storage heating.

The spacious and well decorated accommodation comprises briefly of an entrance hallway, an open plan lounge/diner/kitchen with a Juliet balcony off the lounge.

There is a modern stylish bathroom with a door onto the entrance hallway, and to the adjoining master bedroom, and there is a further second bedroom just off the hallway.

The property offers ready to move into accommodation, and is offered for sale on a leasehold basis with approximately 113 years remaining on the lease.

The following associated charges are as below:

Ground Rent £150 per annum

Maintenance /Service Charge Approx £140 per month (variable)

Room Dimensions

Entrance Hallway

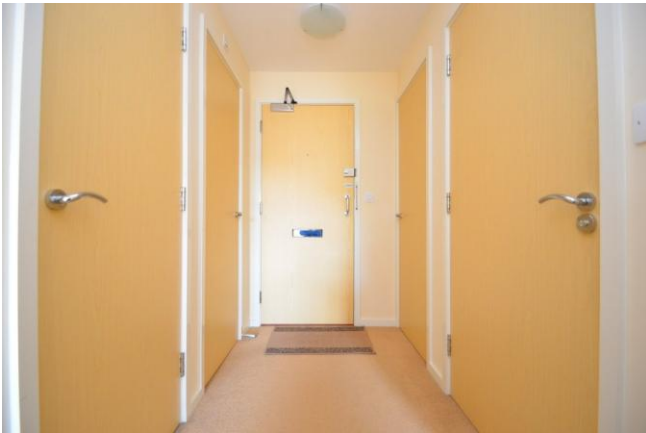
Lounge/Diner/Kitchen Area L:21'2" W:10'8"

Bedroom One L:14'4" W:9'2"

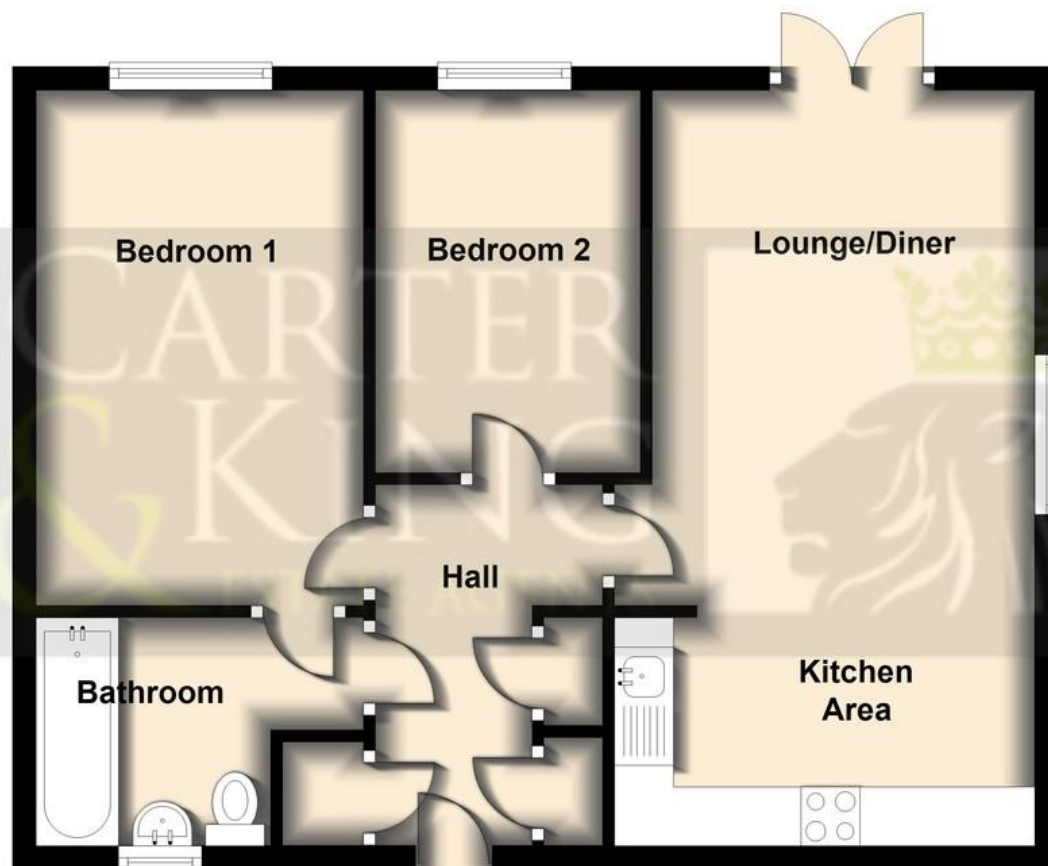
Bedroom Two L:10'8" W:6'1"

Bathroom





Ground Floor



Dimension approximate for display purposes only
Plan produced using PlanUp.

Crackthorne Drive, Rugby

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.