



**Flaxdown Gardens, Rugby, CV23 0GX**

**Loveitts**  
PART OF | SHELDON BOSLEY KNIGHT

# Property Description

A fantastic opportunity to acquire this well presented, two bedroom, third floor apartment situated in the popular residential location of Coton Meadows, north of Rugby. Located within easy access to the M1 and M6 motorways and a short distance from the bustling Elliott's Field Retail Park. The property is perfect for a first time buyer or investor and is offered for sale with no onward chain.

The accommodation on offer comprises entrance hallway, generous open plan lounge/kitchen featuring two Juliette balconies, two double bedrooms with the principle containing a fitted wardrobe and an en-suite shower room and a family bathroom with bath and over shower.

Further benefits include an allocated parking space, secure intercom entrance, gas central heating and a 106 year lease remaining.





## Key Features

- Two Bedrooms
- Third Floor Apartment
- Open Plan Lounge/Kitchen/Diner
- Two Juliette Balconies
- Principle Bedroom with En-Suite
- Family Bathroom
- Sought After Location
- Gas Central Heating
- Allocated Parking Space
- EPC - C

**Offers Over  
£140,000**



### Ground Floor

Approx. 64.0 sq. metres (688.7 sq. feet)



Total area: approx. 64.0 sq. metres (688.7 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.

Plan produced using PlanUp.



EPC Rating - C

Tenure - Leasehold

Council Tax Band - B

Local Authority  
Rugby

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To view this property please contact our Loveitts Coventry (Sales) office  
on 02476 258421

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