

Flaxdown Gardens, Rugby, CV23 OGX



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

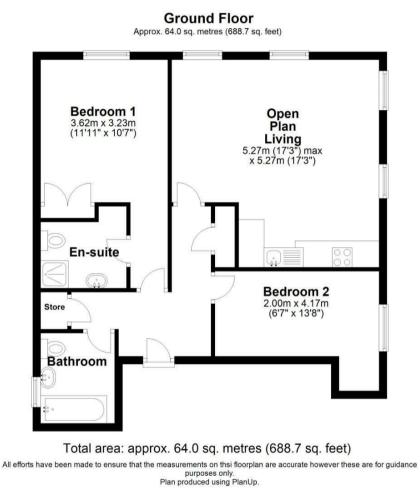
## Offers Over £140,000

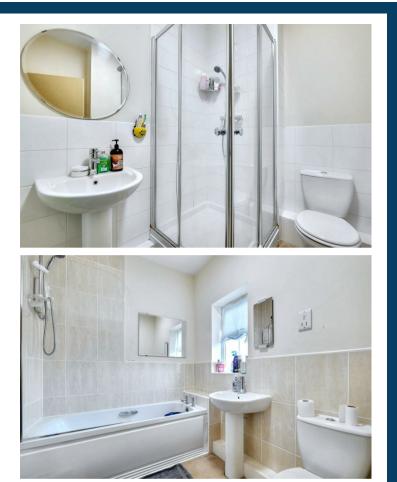












EPC Rating - C

Tenure - Leasehold

Council Tax Band - B

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

Local Authority Rugby



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

