



Avocet Close, Coton Meadows, Rugby CV23 0WU
£149,500

archerbassett
LETTINGS AND SALES

- SUPERBLY PRESENTED TWO BEDROOM FIRST FLOOR FLAT
- BRIGHT AND AIRY OPEN PLAN LOUNGE/DINING/KITCHEN AREA
- TWO WELL PROPORTIONED BEDROOMS WITH BUILT-IN CUPBOARDS
- GAS CENTRALLY HEATED AND DOUBLE GLAZED THROUGHOUT
- SECURITY INTERCOM
- LOCATED ON COTON MEADOWS WITH EXCELLENT MOTORWAY NETWORKS FOR M1, M6, A5, A14
- INTEGRATED FRIDGE/FREEZER/DISHWASHER/OVEN/HOB & EXTRACTOR
- THREE PIECE BATHROOM SUITE WITH SHOWER OVER THE PATH
- PARKING FOR 2 VEHICLES

**** FIRST TIME BUYERS HOME OR INVESTMENT OPPORTUNITY **** Nestled in the charming area of Coton Park, Rugby, this delightful two-bedroom first-floor flats panning an impressive 710 square feet, this home boasts a spacious open-plan lounge, dining, and kitchen area, enhanced by double aspect windows that flood the space with natural light, creating a warm and inviting atmosphere. The flat features two well-proportioned bedrooms, each equipped with built-in cupboards, providing ample storage space. The bathroom is thoughtfully designed, complete with an electric shower over the bath.

With gas central heating and double glazing throughout, this property promises warmth and energy efficiency, making it an ideal choice for those seeking a comfortable home. The location is particularly advantageous, offering easy access to major transport links including the M1, M6, A5, and A14 networks, perfect for commuters. This property presents an excellent opportunity for first-time buyers or investors looking to acquire a spacious flat in a sought-after area. There is a tenant in situ providing an annual rental income of £10,500 p/a or vacant possession can be obtained upon completion.

