



29 Flaxdown Gardens

COTON PARK, RUGBY, CV23 0GX

Henry James
The **Rugby** Property Expert

 **The
Property
Experts**



***PLEASE NOTE:** This photograph is a computer generated image and is indicative only. Decorative finishes and fittings do not represent the current state of the property. The room shown in this photograph has been virtually staged. It should not be assumed that any contents/furniture are included in the sale*



If you're dreaming of taking your first steps onto the property ladder or considering a new addition to a buy-to-let portfolio, then look no further than this spacious penthouse apartment!

Property at a glance

Stunning Penthouse Apartment
Two Generous Double Bedrooms
2 Juliet Balconies With Attractive Views
Built-In Kitchen Appliances
Allocated Parking For One Car
Local Schools Within Walking Distance
Retail Park Shopping Minutes Away
Excellent Commuter Transport Links
No Onward Chain
EPC Rating - C



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This stunning two-bedroom penthouse apartment was first built in 2007 and benefits from allocated parking for one car and a generous amount of living space inside. The space offers two bedrooms, an open plan kitchen/living/dining room, a bathroom and an ensuite to the master bedroom.

Located North of Rugby town centre, Coton Park is a very popular residential area. Coton Park is lucky to be close to Central Park Shopping Centre, Elliot's Field Retail Park and Junction One Retail Park which offer access to a variety of cafes, restaurants, big-brand high-street shopping, gyms and a cinema for you to enjoy. This stunning penthouse apartment is ideally placed for the commuter owing to its ease of access to transport links, including the M6, M1, and A14. Rugby railway station is also just minutes away and offers a regular high speed rail link to London Euston and Birmingham New Street.

If you're looking to relax and spend some time surrounded by nature, this beautifully presented penthouse apartment benefits from having Coton Park Play Area, Betony Road Play Park as well as the Great Central Walk and Swift Valley Country Park on its doorstep. When it comes to schooling you're spoilt for choice! Coton Park Day Nursery and Rugby Free Primary School both within walking distance and The Avon Valley School and Performing Arts College is a few minutes away by car. Rugby also offers the options of Lawrence Sheriff and Rugby High grammar schools and Rugby School which is one of the oldest and most prestigious private schools in the UK.

"An excellent first home or a buy-to-let with a wealth of local amenities nearby"

The Seller's View

“This was my first ever home, now that I'm married and have two children it's time for someone else to love this house as much as we have”

“At Christmas Time the house really comes in to its own, we have always had a huge Christmas tree in the living room with tinsel, baubles, lights, the works! it always feels amazing”

“We love to open the French doors and let the fresh air inside the flat in the summer, it's so nice to have a green space to the front, it gives a very relaxed and calming atmosphere.”



“Our favourite room – The Living Room”

Directions

Heading East on the M6, at junction 1, take the A426 exit to Rugby/Lutterworth. Keep right to continue towards A426. At the roundabout, take the 2nd exit onto A426. Bear left towards Central Park Drive. At the roundabout, take the 3rd exit. Continue onto Cotton Park Drive. Turn left onto Stonechat Road. At the roundabout, take the 2nd exit onto Crackthorne Drive. Turn left onto Tower Furlong and 29 Flaxdown Gardens, Rugby, CV23 0GX will be on the right.

Services

Mains gas, mains electricity, mains water and broadband are connected

Tenure

Leasehold - 125 year lease from February 2006
Ground rent - £150 per year
Service charge - £1,767 per year

Local Authority & Tax Band

Rugby Borough Council
Main Street, Rugby, CV21 5QA
www.rugbycouncil.gov.uk
Tel 01788 823456
Tax band - B

Viewing Arrangements

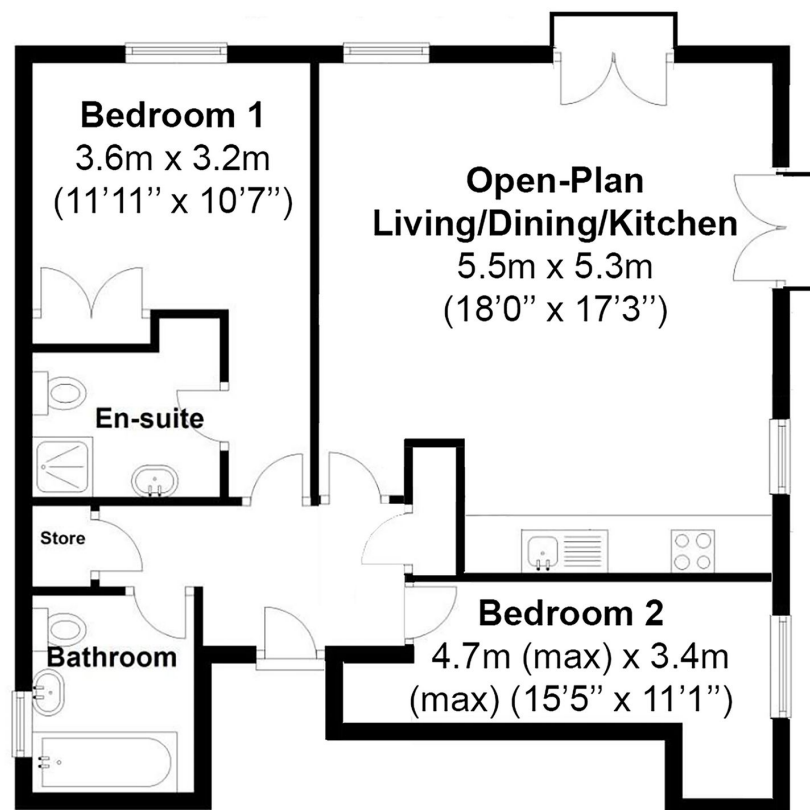
Viewing strictly by appointment with sole agent
Henry James
07960 882807
henry@thepropertyexperts.co.uk

Amenities/Distances

Town Centre 2.8 miles
Primary Schools 0.5 miles
Train Station 1.8 miles
Motorway links 0.9 miles
Airport 26.4 miles
Nearest Towns 5.3 miles
Bus Stop 0.1 miles
University 13.1 miles
Hospital 3.6 miles

Flaxdown Gardens, Rugby, CV23

Total approximate area - 64 sq.m. / 688 sq.ft.



AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

| Energy rating | Current | Potential |
|---------------|---------|-----------|
| A | | |
| B | | |
| C | 71 C | 79 C |
| D | | |
| E | | |
| F | | |
| G | | |

About the **Area**

Rugby

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the worlds first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton.



Warwickshire

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history



Henry James

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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”

Sam Kealy

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