



**Connells**

Lindon Court Bryant Road  
Rugby



### Property Description

\*\*\*NO ONWARD CHAIN\*\*\*

Connells are pleased to bring to market this impressive one bedroom second floor apartment on Lindon Court, Bryant Road in Rugby. This delightful apartment in brief comprises of; entrance space with utility cupboard, a spacious open plan lounge/kitchen/diner, one double bedroom and main bathroom. Externally, there is allocated parking. This property further benefits from a secure intercom system and double glazing. This property is also being sold chain free.

Coton Park is North of Rugby town centre which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Coton Park is also close to great transport links, including the M6, M1 and A14, Elliott's Field and Junction One retail parks and Rugby train station which offers a regular services to Birmingham and London Euston in under an hour .There is also an excellent range of state, grammar and private schools in the area.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see property!



## Entrance

Entrance hall with a built in utility cupboard, with space and plumbing for a washing machine.

## Lounge/Kitchen/Diner

A spacious, modern open plan living space. The living area has wooden flooring and a Juliet balcony allowing for plenty of natural day light. The kitchen area features tiled flooring and a range of wall and mount base units. Integrated appliances are to include an oven with electric hob and extractor fan, fridge freezer and dish washer.

## Bedroom

Double bedroom featuring space for a wardrobe and window to the rear aspect. Carpet flooring.

## Bathroom

Built in bath with shower over, low level WC and sink. Tiled flooring.

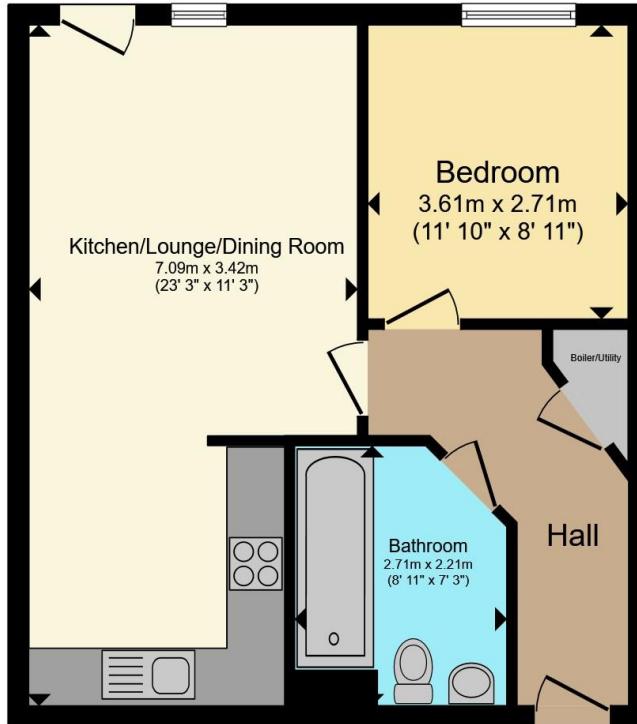
## Parking

This apartment comes with allocated parking.









Total floor area 44.2 m<sup>2</sup> (476 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01788 579880**  
**E [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)**

25 Regent Street  
RUGBY CV21 2PE

EPC Rating:  
Awaited

Council Tax  
Band: A

Service Charge:  
1361.00

Ground Rent:  
150.00

Tenure: Leasehold

**[view this property online connells.co.uk/Property/RBY107794](http://www.connells.co.uk/Property/RBY107794)**

This is a Leasehold property with details as follows; Term of Lease 998 years from 20 Apr 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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