

**CRACKTHORNE DRIVE, RUGBY, CV23**

£115,000 | 1 Bed Flat

**BELVOIR!**



This is an excellent opportunity to purchase a modern studio apartment in the popular and well located area of Coton Meadows. The property would make an excellent investment and could be bought with the current (successful) tenancy ongoing - or alternatively the studio would make an ideal starter property for a first time buyer or similar. The apartment, which is light, bright and uses space well, has defined living and sleeping areas, a kitchen and a shower room. There are additional built in cupboards for storage. Externally there is allocated parking for 1 car with additional parking on-street. This is a share of freehold property and the owner advises that total annual charges are just under £700.

COUNCIL TAX BAND: A

- NO CHAIN
- STUDIO APARTMENT
- GREAT INVESTMENT, AVAILABLE TENANTED
- ALLOCATED PARKING
- WELL LOCATED

**Draft Details.**

At the time of print, these particulars are awaiting approval from the vendor(s).

**Disclaimer.**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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| Energy Efficiency Rating                    |           |                                                                                                              |
|---------------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                    |
| Very energy efficient - lower running costs |           |                                                                                                              |
| (92 plus) <b>A</b>                          | <b>66</b> | <b>80</b>                                                                                                    |
| (81-91) <b>B</b>                            |           |                                                                                                              |
| (69-80) <b>C</b>                            |           |                                                                                                              |
| (55-68) <b>D</b>                            |           |                                                                                                              |
| (39-54) <b>E</b>                            |           |                                                                                                              |
| (21-38) <b>F</b>                            |           |                                                                                                              |
| (1-20) <b>G</b>                             |           |                                                                                                              |
| Not energy efficient - higher running costs |           |                                                                                                              |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |

