



**EDWARD KNIGHT**  
ESTATE AGENTS



- RENTAL INVESTMENT BUYERS ONLY
- Two Bedrooms
- First Floor
- Popular Location To The North Of Rugby

43 Flaxdown Gardens, Coton Park, Rugby, CV23 0GX

£135,000

RENTAL INVESTOR BUYERS ONLY. A two bedroom first floor apartment located in the popular Coton Park development offering easy access to the M6, M1, A5, Rugby town centre and railway station. The accommodation briefly comprises: entrance hall, lounge/dining room with kitchen off, master bedroom with wardrobes, second double bedroom & bathroom with shower. Further benefits include electric heating, uPVC double glazing, secure coded intercom entry & allocated off-road parking space.

## Property Description

### SUMMARY

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### Entrance Hall

Enter via solid timber entrance door. With smoke alarm. Built-in airing cupboard housing hot water cylinder and electric consumer unit. Electric panel heater. Timer unit for electric heaters. Intercom entry system. Smoke alarm. Alarm control panel. Doors to further accommodation.

### Lounge/Dining Room

19' 6" x 9' 9" (5.94m x 2.97m)

With uPVC double glazed doors opening to a Juliet balcony. uPVC double glazed window to the front aspect. Two electric panel heaters. Telephone point. Integrated TV and satellite socket. Opening through to:





### Kitchen Area

9' 10" x 7' 7" (3.00m x 2.31m)

With a range of eye and base level kitchen units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel one and a half bowl sink and drainer with mixer tap over. Built-in AEG single electric oven, four ring ceramic hob and chimney extractor. Washing machine and fridge freezer. Space and plumbing for dishwasher. Wood laminate effect vinyl floor. uPVC double glazed window to the front aspect.



### Bedroom One

11' 8" max x 11' (3.56m max x 3.35m)

With two uPVC double glazed windows to the rear aspect. Electric panel heater. Television aerial point. Two double door fronted fitted wardrobes.

### Bedroom Two

11' 9" x 9' 4" (3.58m x 2.84m)

With uPVC double glazed window to the rear aspect. Electric panel heater.

### Bathroom

With modern white suite comprising: pedestal wash hand basin with mixer tap, low level close-coupled toilet and panelled bath with separate taps and shower over. Tiled splashback areas. Extractor fan. Heated towel rail radiator. Electric shaver point. Wood laminate effect vinyl flooring. Obscure uPVC double glazed window to the front aspect.



### Communal Areas & Parking

Allocated parking space in communal car park with visitor spaces available. Coded intercom entry into communal hallway with stairs rising to second floor.

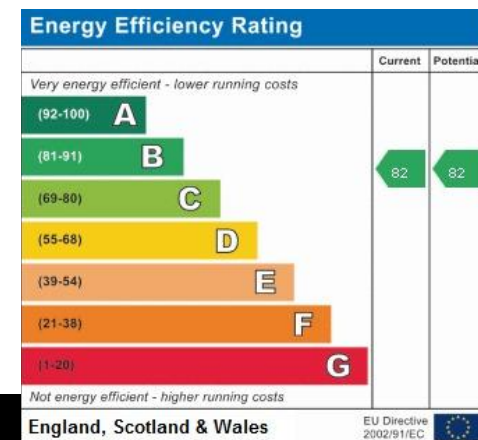
### NOTES

This apartment is for sale to Rental Investors only due to having tenants in situ with a 12 month tenancy (until September 2023) and they are paying £725 pcm

The Lease Term is January 2006 through until December 2130

The Ground Rent is £150 per annum

The Service Charge is £1379.38 per annum



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.