



EDWARD KNIGHT
ESTATE AGENTS

6 LINDON COURT, BRYANT ROAD, RUGBY, CV23 0UU

£110,000





PROPERTY LOCATION

The property is conveniently located close to Junction One of the M6 in the popular location of Coton Park and situated in the northern region of Rugby town centre. The property is ideal for commuters and offers easy access to retail parks, shops and Rugby railway station as well as Rugby's road and motorway networks. The M6, M1, and A14 are all easily accessible, ensuring effortless travel options. Within a short walk, you'll find the vibrant Elliott's Field Shopping Centre, featuring renowned department stores, enticing restaurants, and entertainment options including Cineworld and Nuffield Health Gym. A Tesco Superstore is also conveniently nearby.

SUMMARY

This one bedroom first floor apartment comprises of entrance hall, open plan living/kitchen/dining room, double bedroom and a bathroom with shower. Further benefits include double glazing, modern electric panel heaters, intercom entry and an allocated parking space.

This property is offered for sale with no onward and is considered an ideal first time/investment purchase.



ENTRANCE HALL

OPEN PLAN LIVING/KITCHEN

23' 6" x 11' 1" (7.16m x 3.38m)

BEDROOM ONE

11' 8" x 8' 9" (3.56m x 2.67m)

BATHROOM

7' 1" x 7' 0" (2.16m x 2.13m)

PARKING & COMMUNAL AREAS

There is one allocated parking space.

LEASEHOLD DETAILS

The property is Leasehold. The lease is a 999 year lease which commenced on 20/04/2006 therefore there are approximately 982 years remaining.

The current Ground Rent is £150.00 per annum.

The current Service Charge is £1,200.00 per annum.

Current Council Tax Band A.



