



**EDWARD KNIGHT**  
ESTATE AGENTS

70 CRACKTHORNE DRIVE, COTON PARK, RUGBY, CV23 0GL

OFFERS IN EXCESS OF £130,000





#### PROEPRTY SUMMARY

A well presented modern two bedroom ground floor apartment located in the popular Coton Park development, ideal for a first time buy or investment. The accommodation briefly comprises; entrance hall, open plan living kitchen diner, two bedrooms and a bathroom which can be accessed directly from the main bedroom. The property further benefits from modern electric panel heaters, uPVC double glazing and an allocated parking space. Available now with no onward chain.

#### LOCATION

The property is situated in a particularly convenient location for commuters with good access to major motorway networks including M1 and M6. Also close by is Rugby Railway Station, with it's 50 minute commute time to London Euston. Elliot's Field Shopping Centre with its major department stores and restaurants are again just a short walk, as well as Tesco Superstore, Cineworld and Nuffield Health Gym.



**ENTRANCE HALL**

**OPEN PLAN LIVING KITCHEN DINER**  
21' 1" x 10' 7" (6.43m x 3.23m)

**MASTER BEDROOM**  
12' 5" x 9' 1" (3.78m x 2.77m)

**BEDROOM TWO**  
10' 8" x 6' 0" (3.25m x 1.83m)

**BATHROOM**  
7' 0" x 6' 4" (2.13m x 1.93m)

**LEASE DETAILS**

Service charge - £937.00 every 6 months

Ground rent - £150.00 per annum

Lease length - 107 years remaining



## Energy Efficiency Rating

