EDWARD KNIGHT
ESTATE AGENTS

14 STONECHAT ROAD, RUGBY, CV23 0WX

OFFERS OVER £130,000









PROPERTY SUMMARY

A beautifully presented modern two-bedroom ground floor apartment, ideally situated within the highly sought-after Coton Park development.

The well-appointed accommodation comprises a welcoming entrance hall, a bright and spacious lounge/dining room, a stylish refitted kitchen, two generously sized bedrooms and a modern bathroom. Finished to a high standard throughout, the apartment also benefits from uPVC double glazing, upgraded high-efficiency storage heaters to selected rooms, a secure intercom entry system and an allocated parking space.

Set within a well-maintained development with attractive communal grounds, this property offers comfortable, low-maintenance living and is ideally suited to professionals, couples or small families.

Viewing is essential to appreciate this property on offer.

LOCATION

Coton Park is a highly regarded residential area located on the northern edge of Rugby, offering a desirable combination of modern living, excellent amenities, and superb transport connections. Popular with families and professionals alike, the development benefits from attractive green spaces, children's play areas, and convenient access to everyday services.

The area is particularly well placed for those who enjoy an active outdoor lifestyle, with direct access to the Great Central Walk, a scenic traffic-free route following the former Great Central Railway line. This popular walking, running, and cycling trail stretches through the Warwickshire

countryside, providing an abundance of recreational opportunities right on the doorstep.

Residents also benefit from close proximity to Elliotts Field Retail Park, which offers a wide selection of national retailers, supermarkets, restaurants, cafés, and leisure facilities. Rugby town centre is just a short distance away, providing an extensive range of shopping, dining, and entertainment options.

Coton Park enjoys excellent connectivity, with easy access to the M6, M1, A5, and A14 road networks, while Rugby railway station offers regular direct services to London Euston in under an hour, making the area particularly attractive to commuters. Surrounded by open countryside yet conveniently positioned for modern-day amenities, Coton Park successfully combines accessibility, convenience, and outdoor living, making it one of Rugby's most sought-after residential locations.

COMMUNAL ENTRANCE
Stairs leading to all floors. The property is situated on the ground floor.

ENTRANCE HALL

OPEN PLAN LIVING/KITCHEN/DINING ROOM
19' 3" x 9' 7" (5.87m x 2.92m)

BEDROOM ONE
11' 9" x 16' 5" (3.58m x 5m)

BEDROOM TWO
9' 5" x 3' 8" (2.87m x 1.12m)



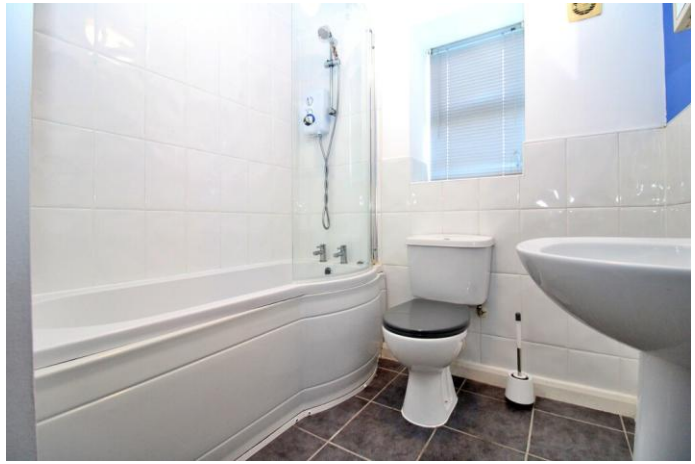
BATHROOM
8' 11" x 6' 9" (2.72m x 2.06m)

AGENTS NOTES
The property is LEASEHOLD. The lease is a 125 year lease which commenced on 1st January 2004. There are approximately 103 years remaining. The current ground rent is £200.000 per annum. The current service charge is £2,300.00 per annum.

IMPORTANT INFORMATION
Anti-Money Laundering (AML) Requirements











In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

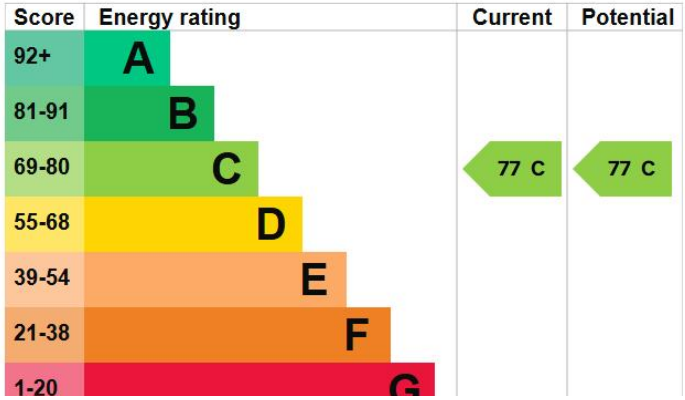
Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.





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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 are 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