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Crackthorne Drive, Coton Meadows  
Asking Price £155,000

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ESTATE AGENTS

# Crackthorne Drive, Coton Meadows, Rugby

SHARE FREEHOLD - NO CHAIN - In the desirable area of Crackthorne Drive, Rugby, this charming two-bedroom apartment offers a perfect blend of comfort and convenience. Built in 2006, the property boasts a modern design and is well-maintained, making it an ideal choice for first-time buyers or those looking to downsize.

Spanning an inviting 581 square feet, the apartment features a spacious living area that is perfect for relaxation and entertaining. The two well-proportioned bedrooms provide ample space for rest, while the bathroom is fitted with contemporary fixtures, ensuring a pleasant experience for residents and guests alike.

One of the standout features of this property is the provision for parking, accommodating up to two vehicles, which is a rare find in many urban settings. This added convenience enhances the appeal of the apartment, making it suitable for those with multiple cars or visitors.

Located in a vibrant community, residents will enjoy easy access to local amenities, including shops, schools, and parks, all within a short distance. The area is well-connected by public transport, providing excellent links to Rugby town centre and beyond.

In summary, this delightful apartment on Crackthorne Drive presents a wonderful opportunity for anyone seeking a modern living space in a friendly neighbourhood. With its attractive features and prime location, it is sure to attract interest from a variety of potential buyers. Do not miss the chance to make this lovely apartment your new home.

## Hallway

**Kitchen/Living Room 21'1" x 10'7" (6.43 x 3.24)**

**Master Bathroom 7'1" x 6'3" (2.17 x 1.93)**

**Bedroom One 14'7" x 9'2" (4.47 x 2.81)**

**Bedroom Two 10'9" x 6'11" (3.28 x 2.13)**

## Garage & Parking

## Tenure

**FREEHOLD**

Ground Rent is twice yearly at £240.00

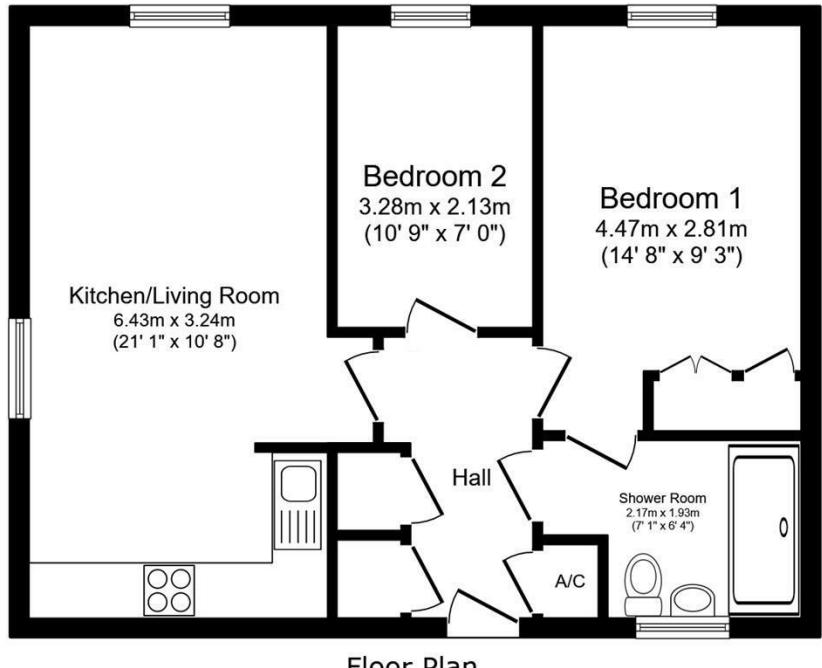
Service Charges - £167.00 every quarter

## About Rugby



Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.





Total floor area: 53.9 sq.m. (580 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.