



## 72 Crackthorne Drive Coton Meadows, Rugby, CV23 0GL

Stylish, One Bedroom, First Floor Apartment, With Juliet Balcony - Coton Meadows, Rugby

The property enjoys a prime position overlooking green open space to the front and benefits from an allocated parking space within a communal car park. Access is via a secure intercom entry system, leading to a welcoming entrance hallway with a useful utility area.

Inside, the apartment is finished to a superb modern standard and comprises a stylish fitted kitchen opening to a bright and airy lounge/diner, featuring a charming Juliet balcony that allows in plenty of natural light. The double bedroom is generously proportioned, easily accommodating a bed, wardrobes and additional furniture. A contemporary shower room completes the accommodation.

Guide price £125,000

# 72 Crackthorne Drive

## Coton Meadows, Rugby, CV23 0GL



- First floor one bedroom apartment
- Secure intercom entry system
- Utility area and modern shower room
- Ideal for first-time buyers, professionals or downsizers
- Allocated parking space
- Open plan kitchen/lounge/diner with Juliet balcony
- Excellent local amenities and transport links
- Overlooks green aspect to front
- Double bedroom with ample space
- 105 years lease remaining

### Entrance Hall

4'10" x 3'11" (1.48 x 1.20)

### Lounge/Diner

15'4" x 8'8" (4.68 x 2.65)

### Kitchen

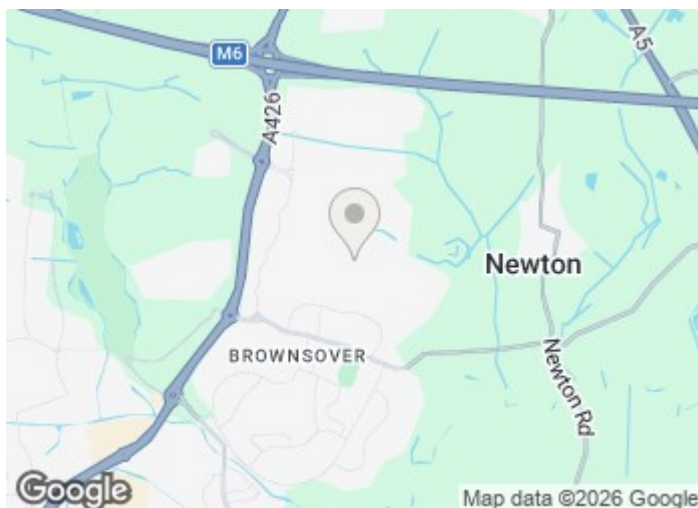
9'4" x 8'2" (2.85 x 2.51)

### Shower Room

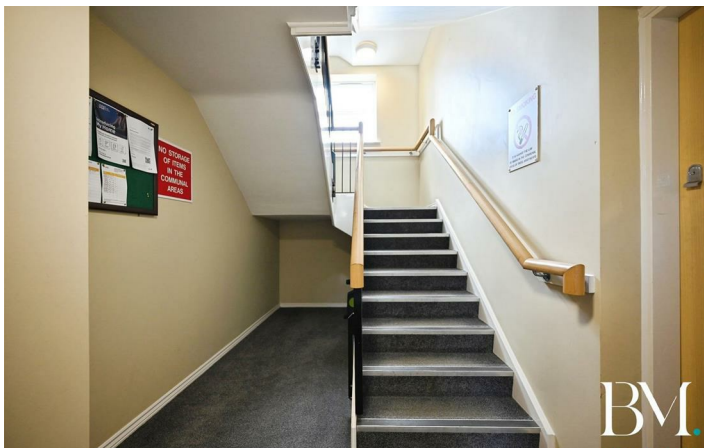
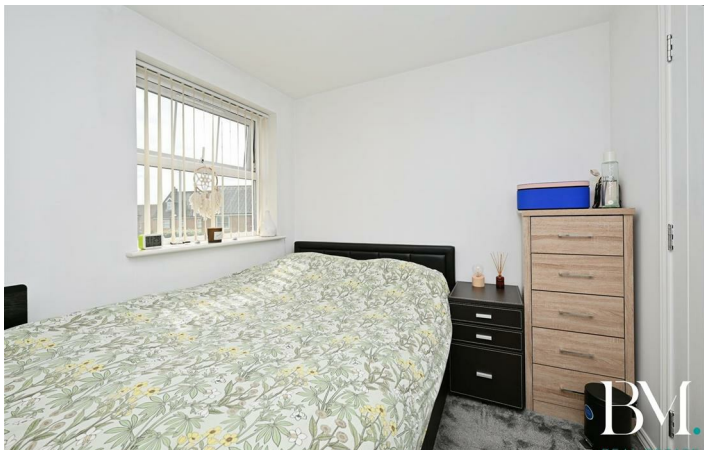
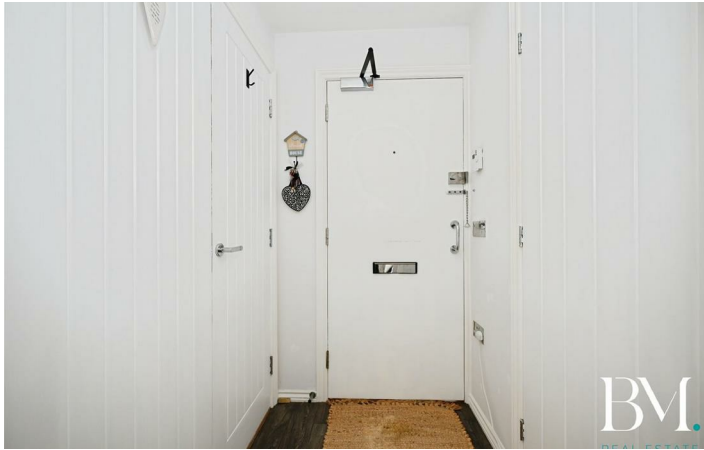
7'5" x 4'5" (2.28 x 1.35)

### Bedroom

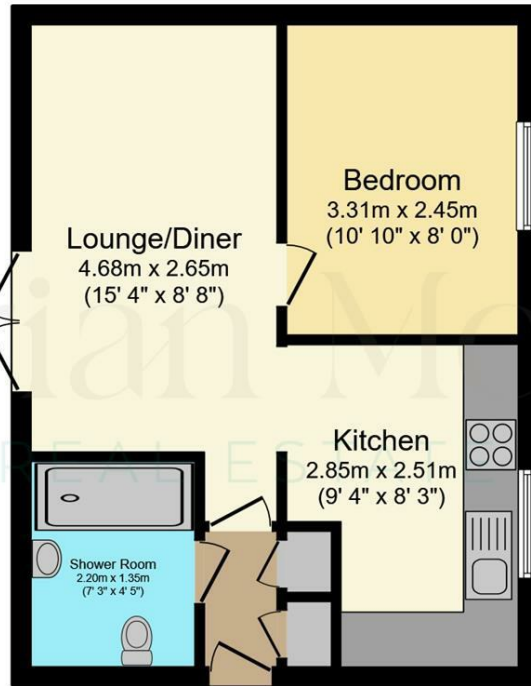
10'10" x 8'0" (3.31 x 2.45)



[Directions](#)



# Floor Plan



**Floor Plan**  
Floor area 37.5 sq.m. (404 sq.ft.)

Total floor area: 37.5 sq.m. (404 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)

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