



# 67 Longstork Road

COTON PARK, RUGBY, CV23 0GB

**Henry James**  
The **Rugby** Property Expert

 **The  
Property  
Experts**



**\*PLEASE NOTE:** This photograph is a computer generated image and is indicative only. Decorative finishes and fittings do not represent the current state of the property. The room shown in this photograph has been virtually staged. It should not be assumed that any contents/furniture are included in the sale\*



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**Are you a young professional dreaming about taking your first steps onto the property ladder? Or maybe you're considering a new addition to a buy-to-let portfolio? Come and take a look at this stunning ground-floor apartment!**

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#### **Property at a glance**

Ideal For First-Time Buyers And Investors

Two Generous Double Bedrooms

Jack and Jill Bathroom

Built-In Kitchen Appliances

Allocated Parking For One Car

Local Schools Within Walking Distance

Retail Park Shopping Minutes Away

Excellent Commuter Transport Links

No Onward Chain

EPC Rating - C

**2** **1** **1**  
  



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This spacious two-bedroom ground floor apartment was first built in 2007 and benefits from allocated parking for one car and a generous amount of living space inside. What's more, this beautifully presented penthouse apartment is offered to the market with no onward chain! This beautifully presented penthouse apartment has truly got something for everyone.

This ground floor apartment is ideally located in the popular Coton Park development. Coton Park is lucky to be close to Central Park Shopping Centre, Elliot's Field Retail Park and Junction One Retail Park which offer access to a variety of cafes, restaurants, big-brand high-street shopping, gyms and a cinema for you to enjoy. This spacious ground floor apartment is ideally placed for the commuter owing to its ease of access to transport links, including the M6, M1, and A14. Rugby railway station is also just minutes away and offers a regular high speed rail link to London Euston and Birmingham New Street. If you're looking to relax and spend some time surrounded by nature, this beautifully presented ground floor apartment benefits from having Coton Park Play Area, Betony Road Play Park as well as the Great Central Walk and Swift Valley Country Park on its doorstep. When it comes to schooling you're spoilt for choice! Coton Park Day Nursery and Rugby Free Primary School are both within walking distance and The Avon Valley School and Performing Arts College is a few minutes away by car. Rugby also offers the options of Lawrence Sheriff and Rugby High grammar schools and Rugby School which is one of the oldest and most prestigious private schools in the UK

**"For me there are few properties that come to the market that compare to this property, it really is a statement property with a first impression that is hard to be beaten"**

## The Seller's View

“This was my first ever home, now that I'm married and expecting a baby, it's time for someone else to love this house as much as we have.”

“At Christmas Time the flat really comes into its own, we have always had a huge Christmas tree in the living room with tinsel, baubles, lights, the works! It always feels amazing.”

“We love to open the French doors and let the fresh air inside the flat in the summer. The living space feels quite private and we have enjoyed relaxing, drinking our morning coffee to prepare for the day ahead.”



“Our favourite room – The Living Room”

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#### Directions

Heading East on the M6, at junction 1, take the A426 exit to Rugby/Lutterworth. Keep right to continue towards A426. At the roundabout, take the 2nd exit onto A426. Bear left towards Central Park Drive. At the roundabout, take the 3rd exit. Continue onto Coton Park Drive. Turn left onto Stonechat Road. At the roundabout, continue straight onto Longstork Road. 67 Longstork Road, Rugby, CV23 0GB will be on the left.

#### Services

Electricity, mains water and ultrafast broadband are connected.

#### Tenure

Leasehold - 125 year lease from January 2006

Ground rent - £150 per year

Service charge - £2,511 per year

#### Local Authority & Tax Band

Rugby Borough Council

Main Street, Rugby, CV21 5QA

[www.rugbycouncil.gov.uk](http://www.rugbycouncil.gov.uk)

Tel 01788 823456

Tax Band - B

#### Viewing Arrangements

Viewing strictly by appointment with sole agent

Henry James

07960 882807

[Henry@ThePropertyExperts.co.uk](mailto:Henry@ThePropertyExperts.co.uk)

#### Amenities/Distances

Town Centre 2.6 miles

Primary Schools 0.4 miles

Train Station 1.8 miles

Motorway Links 0.8 miles

Airport 24.0 miles

Nearest City 12.9 miles

Bus Stop 0.1 miles

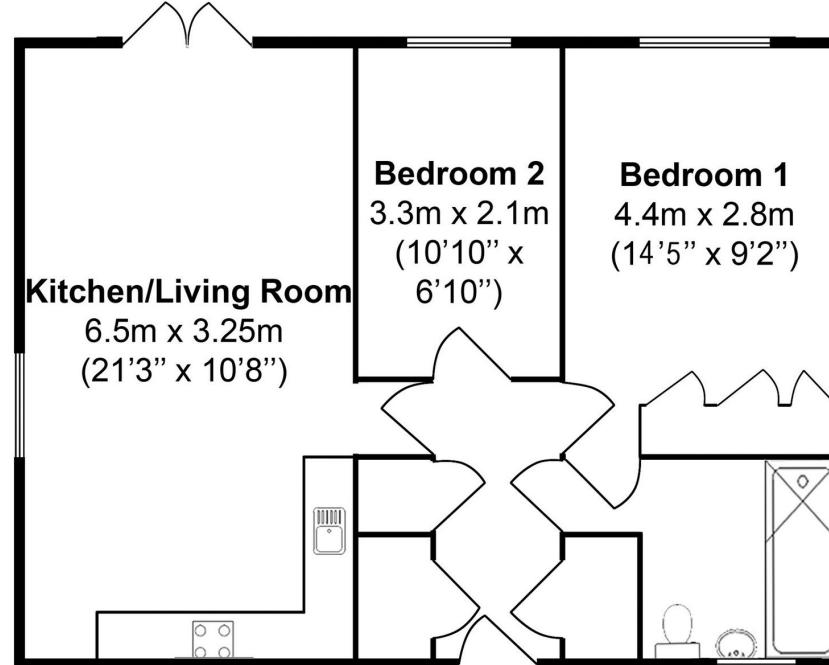
University 12.3 miles

Hospital 2.9 miles

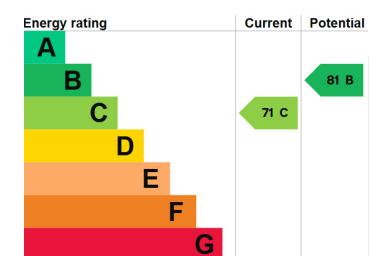


# Longstork Road, CV23, Rugby

Approximate total area = 56 sq. m. / 603 sq ft



For identification only - not to scale



#### AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

# About the Area

## Rugby

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the world's first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton.



## Warwickshire

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history.



# Henry James

The **Rugby** Property Expert

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## Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

*“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”*

**Sam Kealy**

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