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Bryant Road, Coton Meadows
Offers Over £97,500

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ESTATE AGENTS

Bryant Road, Coton Meadows, Rugby

Nestled in the desirable area of Coton Meadows, Rugby, this charming one-bedroom apartment in Lindon Court offers a perfect blend of comfort and convenience. Spanning an area of 484 square feet, the property is well-designed to maximise space and light, making it an ideal choice for first-time buyers or investors alike.

Constructed in 2006, this modern apartment features a welcoming reception room that provides a cosy space for relaxation or entertaining guests. The well-appointed bedroom offers a peaceful retreat, while the bathroom is fitted with contemporary fixtures, ensuring a pleasant experience for residents.

One of the standout features of this property is the availability of parking for one vehicle, a valuable asset in today's busy world. With a lease of 979 years remaining, prospective buyers can enjoy long-term security and peace of mind. The property boasts an impressive yield of 8.2% with the current tenant in situ, paying £725.00pcm / £8700.00pa

Coton Meadows is known for its friendly community atmosphere and convenient access to local amenities, including shops, schools, and parks. The area is well-connected to Rugby town centre and offers excellent transport links, making it easy to commute to nearby cities.

In summary, this delightful apartment on Bryant Road presents a fantastic opportunity for those seeking a modern living space in a vibrant community. Whether you are looking to invest or find your first home, this property is sure to impress.

Communal Entrance

The block is entered via a secure door, stairs to the top floor, communal hallway leading to apartment door.

Hallway

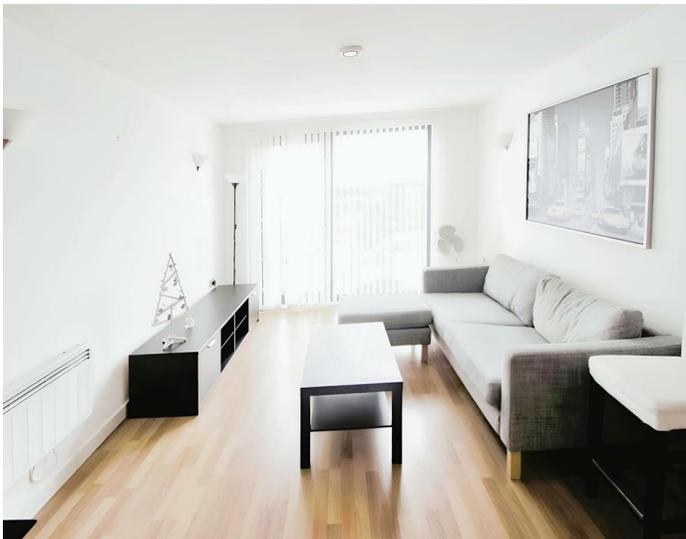
Wooden door to the front, electric radiator and laminate flooring, doors to:

Lounge

Double glazed door and window. Radiator, TV point and laminate flooring.

Kitchen

Fitted with wall and base units with work surfaces and part tiled walls. Stainless steel sink and drainer, electric oven and hob with cooker hood and integrated fridge freezer.



Bedroom

Double glazed window to the front with electric radiator.

Bathroom

Panelled Bath and mixer shower , pedestal wash hand basin, w/c, part tiling, extractor fan and heated towel radiator.

Parking

Allocated Parking Space for One Vehicle

Leasehold

Leasehold, 979 years remaining

This property presents an exceptional opportunity with an impressive leasehold of 998 years, commencing from 20th April 2006 and boasting a long lease of 979 years remaining. The ground rent is £150 per annum for the initial 25 years, gradually increasing to £300 per annum for the subsequent 25 years. The ground rent doubles every 25 years until the 100-year mark, after which it doubles every 100 years. In addition, the service charge works out to be a modest £103.28 per calendar month, payable twice per year on 1st April and 1st October, with six months payable on each date.

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.

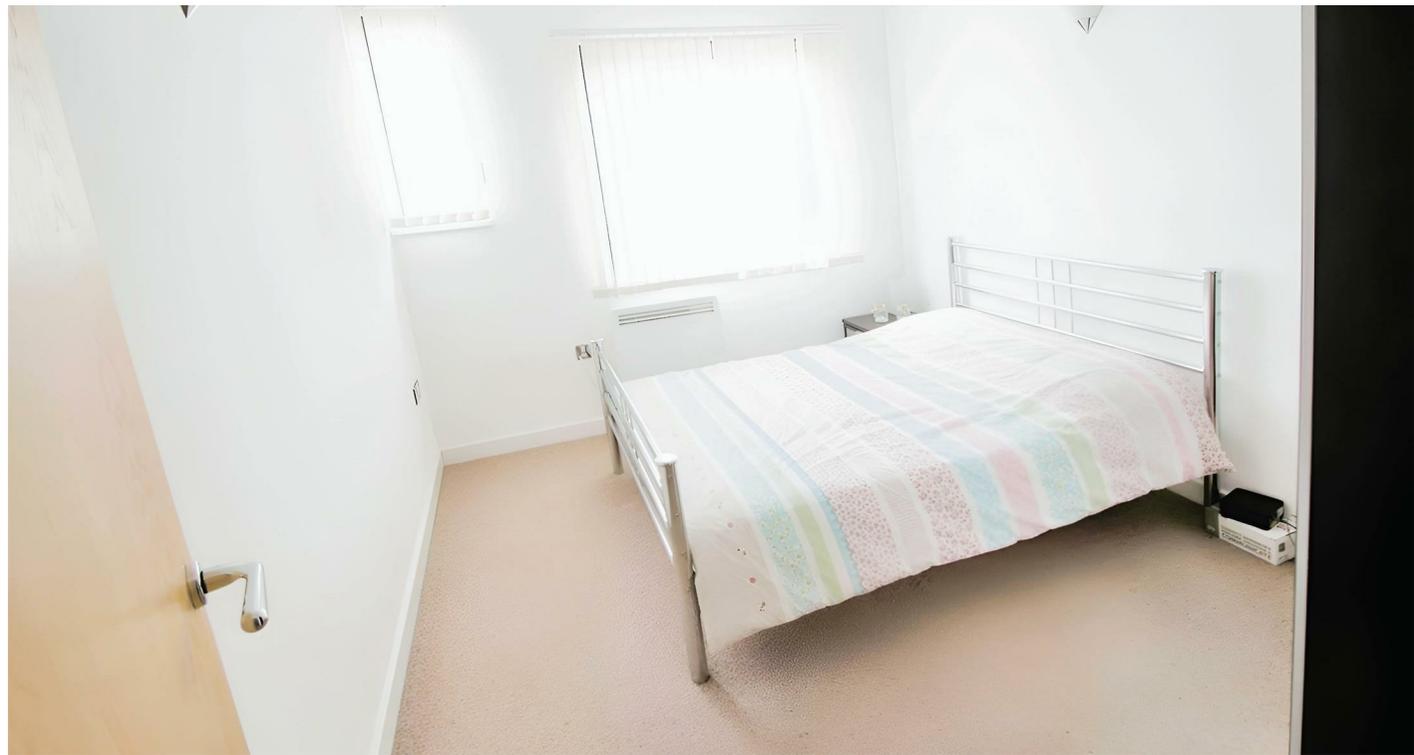
Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR

BAND: A

Tenure

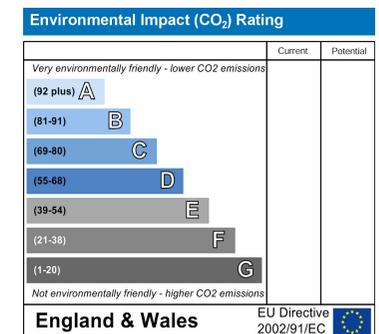
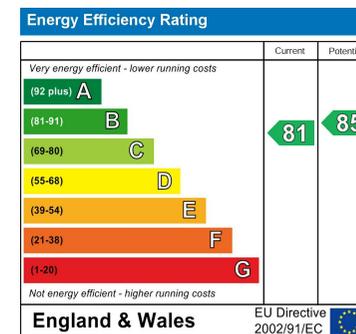
This property can be purchased with either vacant possession



or with a Tenant in Situ. The current tenant is paying £725.00pcm achieving a yield of 8.2%



Floor Plan



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

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