



121 Longstork Road, Rugby, Warwickshire, CV23 0GB

HOWKINS &
HARRISON

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Warwickshire, CV23 0GB

Guide Price: £145,000

Situated in the popular area of Coton Meadows, this two-bedroom ground floor apartment is perfect for those seeking a convenient lifestyle, particularly commuters, as it boasts excellent access to major road and rail networks. The apartment features a well-designed layout that maximises space and comfort, with two bedrooms and an open plan living/kitchen/dining room. One of the standout features of this property is the inclusion of a single garage, providing secure parking, along with an allocated parking space. Offered to the market with no onward chain, this apartment presents a fantastic opportunity for both first-time buyers and investors alike.

Features

- Popular location
- Ground floor apartment
- Two bedrooms
- Open plan living/kitchen/dining room
- Close to Rugby train station
- Single garage
- Off-road parking space for one vehicle
- 105 years remaining of the lease



Location

Coton Park is a popular residential area on the outskirts of Rugby. It 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 a few minutes drive away and offers a regular high speed rail link to London Euston in under 50 minutes. Coton Park is popular with families having plenty of play areas and open spaces for walks. There is also an impressive range of state and private schooling available in Rugby and the surrounding areas including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and world famous Rugby School. Shopping facilities are available at nearby Elliots Field and Junction One retail parks, as well as local amenities which include a supermarket, hairdressers, and a renowned butchers shop, among others.



Living Accommodation

The Apartment is accessed through a front door and opens into a spacious entrance hall, which has doors leading to the living accommodation and a useful storage cupboard. The apartment benefits from an open plan living/kitchen/dining room with dual aspect windows to both the front and rear elevations, affording plenty of natural light, and wood effect flooring. The space is set into three distinct areas of kitchen, living and dining, with the kitchen comprising of a range of beech effect base and eye level units with complementary worksurfaces over. Fitted appliances include an electric oven and a four-ring electric hob with extractor fan over. There is space and plumbing for a washing machine, dishwasher tumble dryer and a full height fridge/freezer. The principal bedroom is a generously sized double bedroom, located to the front aspect and benefitting from built-in wardrobes.

Bedroom two is also located to the front elevation. The family bathroom is fitted with a white suite comprising of a pedestal wash hand basin, low level flush WC pedestal and a panelled bath with glass shower screen and shower over. There is part tiling to the walls and complementary tiling to the floor.

Parking and garage

This apartment has the benefit of a single garage which is located to the rear of the apartment and directly in front of which, is one allocated parking space. The single garage has a manual up and over door and is located beneath a coach house style apartment.

Communal Areas

To the front and rear of the building there are doors giving access to the ground floor communal area where the electricity meter is located. From here a door provides access into the apartment.

Lease and Service Information

Property is sold on a leasehold basis and benefits from a remaining 105 years on the lease. A ground rent of £150 is payable per year. Service charge of £950.70 is payable per year (Payable to First Port).

Viewing

Strictly by prior appointment via the selling agents. Contact 01788 564666.

Fixtures and Fittings

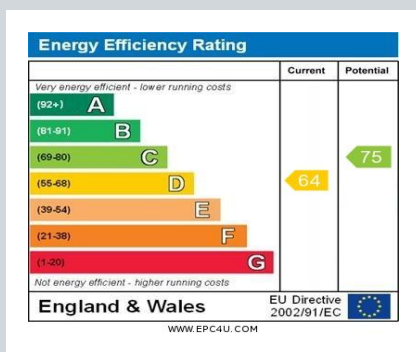
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

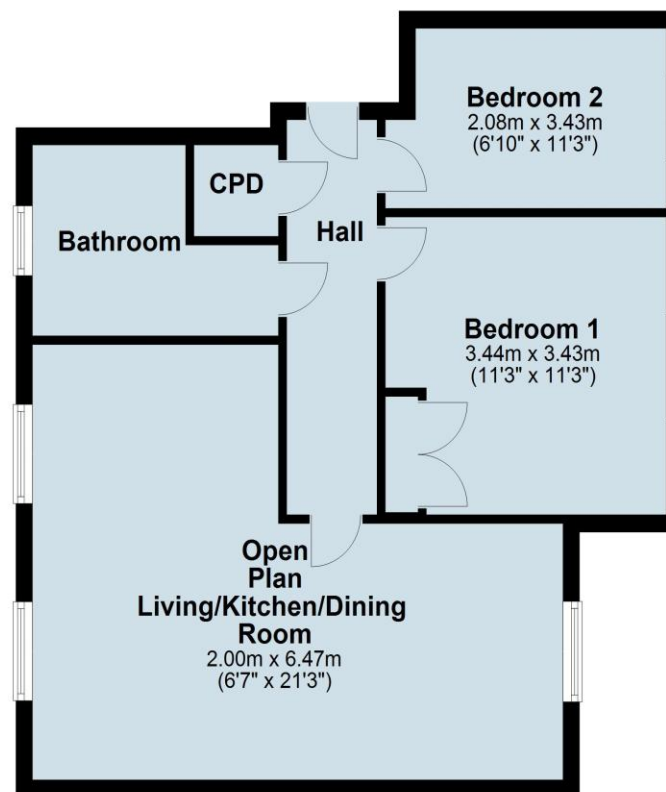
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel: 01788 533533.
Council Tax Band – B.



Ground Floor



Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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