



79 AVOCET CLOSE

Offers Over £117,000 Leasehold

COTON PARK
RUGBY
WARWICKSHIRE
CV23 0WU



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk

DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this one bedroom purpose -built first floor leasehold apartment situated to the north of Rugby town centre and located on the popular Coton Park Development.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, public house, local supermarket and schooling for all ages. The popular Junction One and Elliott's Field retail parks are a short drive away and offer a host of amenities to include shops/stores, take-away outlets, recreational facilities and cafes.

The property offers excellent access to the surrounding M1/M6/A5 & A14 road and motorway networks and is a short drive from Rugby railway station which operates a mainline intercity service to Birmingham New Street and London Euston within an hour.

The apartment can be accessed via a communal entrance with secure entry system with stairs rising to further floors. In brief, the accommodation comprises of an entrance hall with a useful large storage cupboard and doors off to the open plan kitchen/lounge/dining room which has built in four ring hob with oven beneath and extractor over; space and plumbing for an automatic washing machine and fitted fridge/freezer.

The well proportioned bedroom benefits from fitted wardrobes and the part tiled bathroom is fitted with a P-shaped bath with shower and screen over; low level w.c. and wash hand basin. There is a heated towel rail and electric shaver point.

The property is of standard brick built construction with a tiled roof and benefits from Upvc double glazing and electric central heating.

Externally, there is one allocated parking space.

TENURE: Leasehold
Lease: 189 years from 1/5/2003 - approx 166 yrs remaining.
Service & Maintenance Charges: £1137.00 per annum.
Amenities Charge: £244,00 per annum. No Ground Rent.

Gross Internal Area: approx. 42 m² (452 ft²)

AGENTS NOTES

Council Tax Band 'B'
Estimated Rental Value: £850 pcm approx.
What3Words: ///dream.priced.down

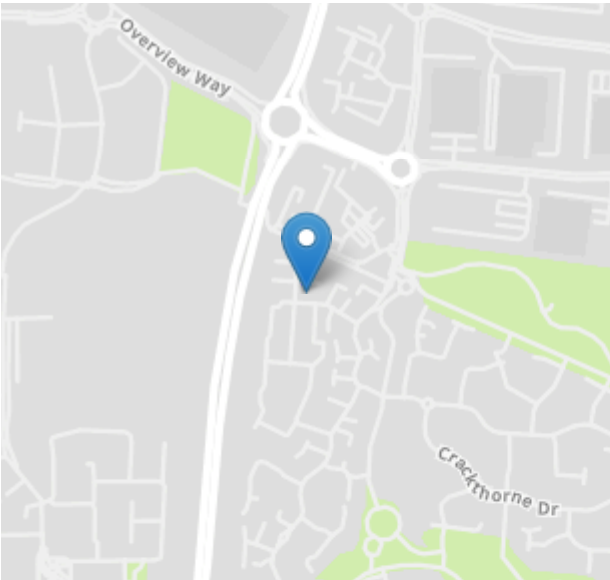
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Modern One Bedroom First Floor Leasehold Apartment
- Popular Residential Location North of Rugby Town Centre
- Open Plan Kitchen/Lounge/Dining Room with Oven and Hob
- Well Proportioned Bedroom with Fitted Wardrobes
- Bathroom with Three Piece White Suite
- Upvc Double Glazing and Electric Central Heating
- Allocated Parking
- No Onward Chain, Early Viewing Advised



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	69	83
A		
(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, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

First Floor

Entrance Hall

7' 9" x 6' 4" (2.36m x 1.93m)

Open Plan Kitchen/Lounge/Dining Room

20' 9" x 16' 5" maximum (6.32m x 5.00m maximum)

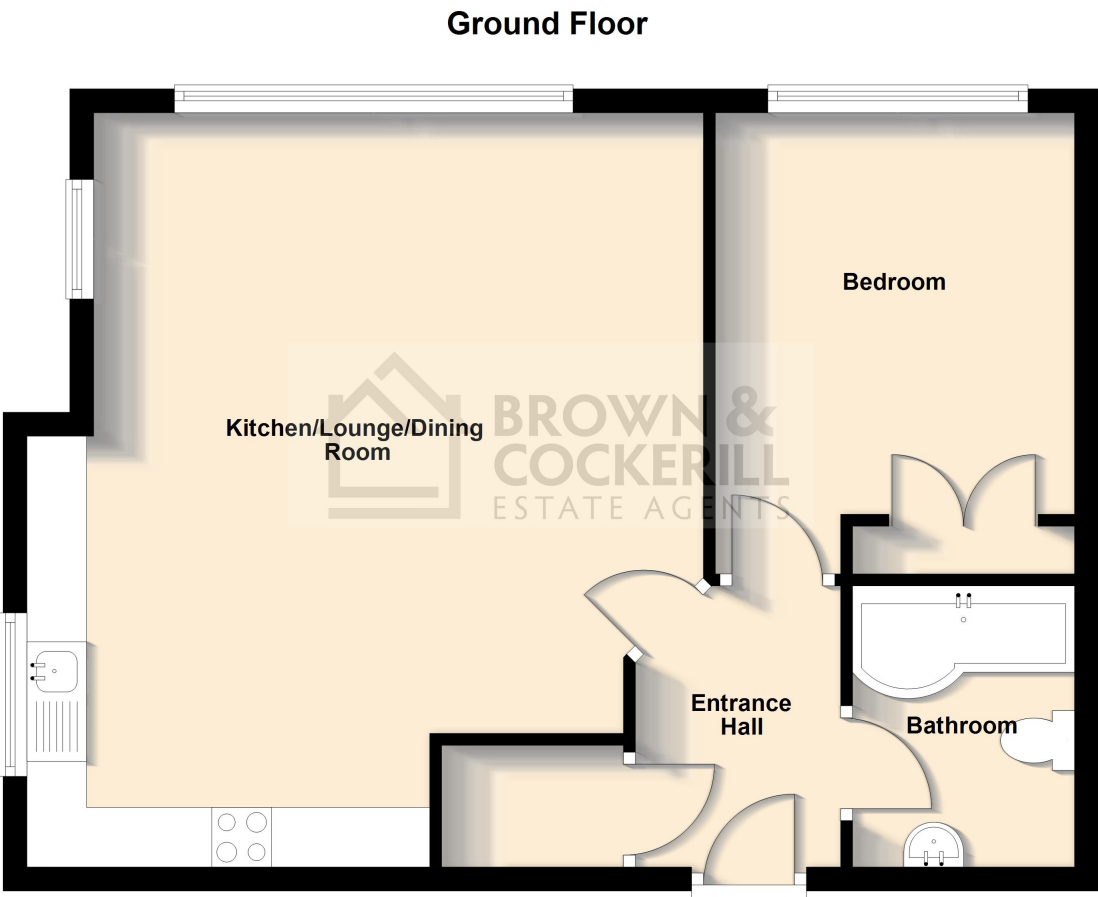
Bedroom

11' 0" maximum x 9' 11" (3.35m maximum x 3.02m)

Bathroom

6' 10" x 6' 4" (2.08m x 1.93m)

FLOOR PLAN



IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.