



Nightingale Gardens, Coton Meadows
Offers Over £110,000

complete 
ESTATE AGENTS

Nightingale Gardens, Coton Meadows, Rugby

A well presented top floor purpose built one bedroom apartment built by messers Westbury Homes. The apartment has the benefit of gas central heating and double glazing and comprises in further detail of fully fitted kitchen with built in gas hob, electric oven, dishwasher, fridge / freezer and washer / dryer, lounge, bedroom and bathroom. There is also an allocated parking space and video security entrance system. Ideal investment! Early viewing is advised to avoid disappointment. This property is currently achieving a rental income of £625pcm.

Communal Entrance

Communal post box. Staircase rising to First and Second Floor Landings.

Second Floor

Door providing access into:-

Entrance

Security intercom telephone. Smoke alarm.

Open Plan Lounge/Kitchen 20'10" x 14'7"
(6.36 x 4.47)



Kitchen Area

Fitted with a comprehensive range of contemporary light timber fronted units comprising single drainer stainless steel sink with mixer tap over, wall mounted storage cupboards, rolled worktop surfaces with base units and drawer space beneath. Tiled splash-backs. Built-in stainless steel electric oven and inset electric hob with extractor hood above. Integrated washing machine/dryer, dishwasher and fridge/freezer. Tiled flooring. Ceiling extractor fan. Double glazed window.

Lounge

Consists of television aerial point, double glazed window to side and front aspects. Radiator. Telephone point and thermostat control.

Bedroom 11'0" x 10'4" (3.37 x 3.16)

Built in wardrobes. Radiator. Double glazed window to side aspect.

Bathroom 8'1" x 5'5" (2.47 x 1.66)

Suite comprising panelled bath with electric shower over and shower screen. Pedestal wash hand basin and low level W.C. Fully tiled to bath area with half height tiling to remainder. Heated towel rail. Extractor fan. Shaver point.

Off Road Parking

Allocated parking space.

Agents Notes

We have been informed by the current owner that the property comes with approximately 109 years remaining on the lease. We have also been informed that the Service Charge is approx. £70pcm and the Ground Rent is approx. £110 per annum.

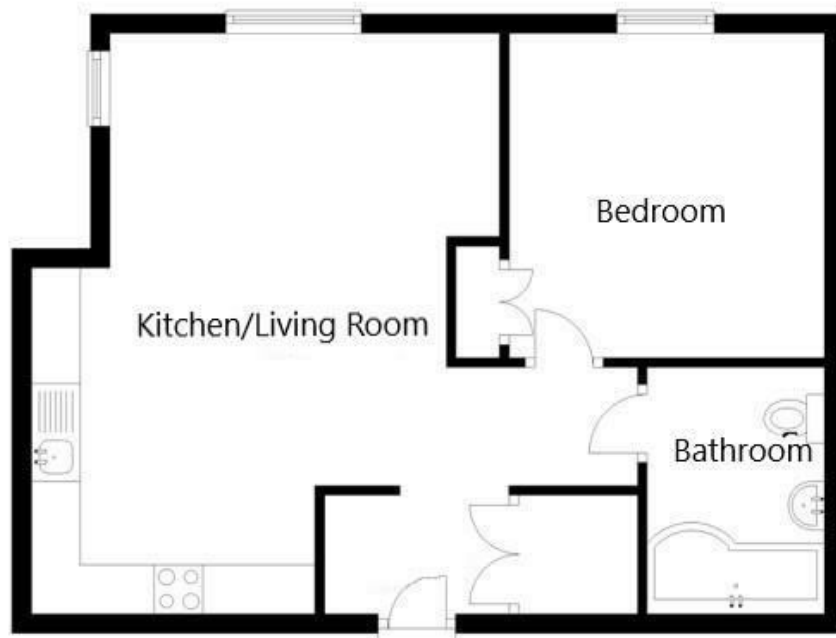
About Rugby

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

18 Church Street, Rugby, Warwickshire, CV21 3PU
 T: 01788 550 800
 sales@complete247.co.uk
 www.complete247.co.uk

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