



# Flaxdown Gardens

Coton Park, Rugby



**Cadman Homes**  
Residential Sales, Lettings & Property Management

A second floor apartment set in a popular block on Coton Park. This two bedroom apartment offers a well proportioned lounge/diner, a well planned kitchen area and two bedrooms, the master bedroom has a great range of built in wardrobes. Sold with no upper chain this property would be an ideal buy to let investment or first time buy. The property is low maintenance and offers allocated off road parking and offers a gross yield of 6% at asking price. The property enjoys views over open green space to the front.





## Features & Benefits

- Well Proportioned Lounge/Diner
- Local Shops and Amenities
- No Chain
- Lease Aprox 112 Years Remaining (TBC by Vendor)
- Kitchen Open Plan to Lounge/Diner
- Two Bedrooms
- Popular Location Close to Motorway
- Allocated Off Road Parking
- No Chain
- Energy Rating - C
- Service Charges £75.80 PCM Ground Rent £150 PA (TBC by vendor)
- Well Presented Throughout



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
Made with Metropix ©2018



6 Albert Street, Rugby CV21 2RS Tel: 01788 560 905  
rugby@cadmanhomes.co.uk www.cadmanhomes.co.uk

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating traveling some distance to view the property. 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

