

**CRACKTHORNE DRIVE, RUGBY, CV23**

£119,995 | 1 Bed Studio

**BELVOIR!**



A well-presented unfurnished STUDIO apartment on the first floor of this modern block. Located in the popular Coton Park estate with close links to the motorway networks and within walking distance of the train station.

The apartment has a living room with a bedroom area leading off and kitchen with space for a fridge freezer and slimline dishwasher. There is plumbing for a washing machine off the entrance hall opposite the shower room. The flat overlooks a small green area in a block of four other apartments. Intercom entry system for your safety and an allocated parking space.

This is a leasehold property. The owner advises there are 108 years remaining on the lease and that total annual charges are approximately £1200.00

INVESTING? Our rentals team advise this apartment would let for £575 and that demand for such apartments is currently high.

- Convenient Location
- Nice Area
- Very Rentable
- Studio Apartment
- Allocated Parking

## **DRAFT DETAILS**

At the time of print, these particulars are awaiting approval from the vendor(s).

## **GENERAL DISCLAIMER**

We endeavour to make our sales particulars accurate and reliable - however they do not constitute or form part of an offer or any contract and are not to be relied upon as statements of representation or fact. Any services, systems and appliances listed, have not been tested by us and no guarantee is given regarding their condition or operating ability. Any measurements are offered as a guide only, and should not be considered precise. What is, or is not included in the sale will be confirmed by the vendor to solicitors on a fixtures and fittings form.

## **BUYING TO LET?**

Belvoir has offered a lettings service in Northampton for nearly 20 years and currently manages hundreds of properties throughout the town. We know the market inside out - which properties will let, how much they'll let for, and what sort of tenant they will attract.

If you're looking to invest but need some guidance, we provide free buy-to-let advice on a no-obligation basis. We also help existing landlords who want their portfolio reviewed, or are struggling with a problematic tenancy. Contact our office for more details.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	82
(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	

