



**EDWARD KNIGHT**  
ESTATE AGENTS

18 FLAXDOWN GARDENS, COTON PARK, RUGBY, CV23 0GX

£125,000





## PROPERTY SUMMARY

Situated in a popular and highly convenient location, this stylish and well-maintained two-bedroom apartment presents an excellent opportunity for first-time buyers, professionals, downsizers, or buy-to-let investors alike.

Ideally positioned for easy access to Rugby railway station, the motorway network, Rugby town centre, retail parks, and a wide range of local amenities, the property offers modern living with superb connectivity.

The accommodation is well proportioned throughout and comprises a welcoming entrance hall, a bright and spacious lounge/dining room providing the perfect space for relaxing or entertaining, a contemporary fitted kitchen with a range of integrated appliances, two generous bedrooms, and a modern family bathroom.

The property further benefits from PVCu double glazing, electric heating, and an allocated parking space, offering both comfort and practicality.

Combining a sought-after location with well-presented accommodation, this apartment is ready to move straight into and represents an outstanding opportunity to purchase a low-maintenance home or investment property. Early viewing is highly recommended to fully appreciate everything this superb apartment has to offer.



## LOCATION

Coton Park is a highly regarded residential area located on the northern edge of Rugby, offering a desirable combination of modern living, excellent amenities, and superb transport connections. Popular with families and professionals alike, the development benefits from attractive green spaces, children's play areas, and convenient access to everyday services.

The area is particularly well placed for those who enjoy an active outdoor lifestyle, with direct access to the Great Central Walk, a scenic traffic-free route following the former Great Central Railway line. This popular walking, running, and cycling trail stretches through the Warwickshire countryside, providing an abundance of recreational opportunities right on the doorstep.

Residents also benefit from close proximity to Elliotts Field Retail Park, which offers a wide selection of national retailers, supermarkets, restaurants, cafés, and leisure facilities. Rugby town centre is just a short distance away, providing an extensive range of shopping, dining, and entertainment options.

Coton Park enjoys excellent connectivity, with easy access to the M6, M1, A5, and A14 road networks, while Rugby railway station offers regular direct services to London Euston in under an hour, making the area particularly attractive to commuters.



Surrounded by open countryside yet conveniently positioned for modern-day amenities, Coton Park successfully combines accessibility, convenience, and outdoor living, making it one of Rugby's most sought-after residential locations.





**OPEN PLAN LIVING/DINING AREA**  
**18' 1" x 9' 0" (5.51m x 2.74m)**

**OPEN PLAN KITCHEN**  
**7' x 9' 0" (2.13m x 2.74m)**

**BATHROOM**  
**10' 0" x 6' 0" (3.05m x 1.83m)**

**MASTER BEDROOM**  
**8' 1" x 11' 0" (2.46m x 3.35m)**

**BEDROOM TWO**  
**6' 0" x 11' 0" (1.83m x 3.35m)**

**HALLWAY**  
**14' x 2' 1" (4.27m x 0.64m)**

## OTHER INFORMATION

### Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

### Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |