



# Lindon Court

Rugby, CV23 0UU



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

This well-proportioned one-bedroom apartment is located just a stone's throw from the M6 and close to the M1, situated on the first floor of a modern building. The property features secure off-road parking and intercom entry. Inside, you'll find an open-plan living space with a "Juliet" balcony and a kitchen equipped with built-in appliances. The bathroom includes a shower over the bath, and there is an airing cupboard for utility appliances. This apartment is expected to rent for around £750 per calendar month on an unfurnished basis. With a variety of shops, pubs, restaurants, and takeaways nearby, this property is an excellent option for either a buy-to-let investment or a first-time buyer.





- MODERN ONE BEDROOM APARTMENT
- SET ON THE FIRST FLOOR
- OPEN PLAN LIVING
- LOUNGE WITH "JULIET" BALCONY
- KITCHEN WITH APPLIANCES
- BATHROOM WITH SHOWER OVER
- DOUBLE BEDROOM
- EPC RATE: D
- OFF-ROAD PARKING
- ELECTRIC HEATING



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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.

