

8 Lindon Court  
Central Park  
Rugby  
CV23 0UU



**Cadman Homes**  
Family Owned, Family Run, Family Values

# 8 Lindon Court

£110,000

## Property Details

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. 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.

Term of lease: 998 years from Aril 2006

Ground Rent: £150.00 per annum

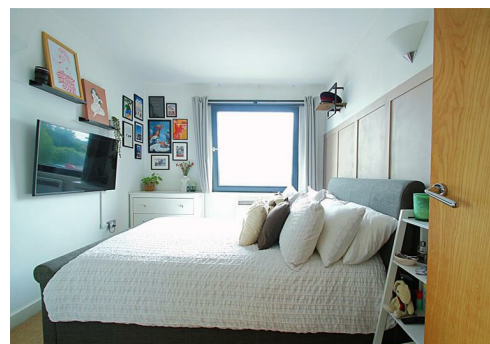
Service Charge: £1,350.00 per annum

EPC Rate: D

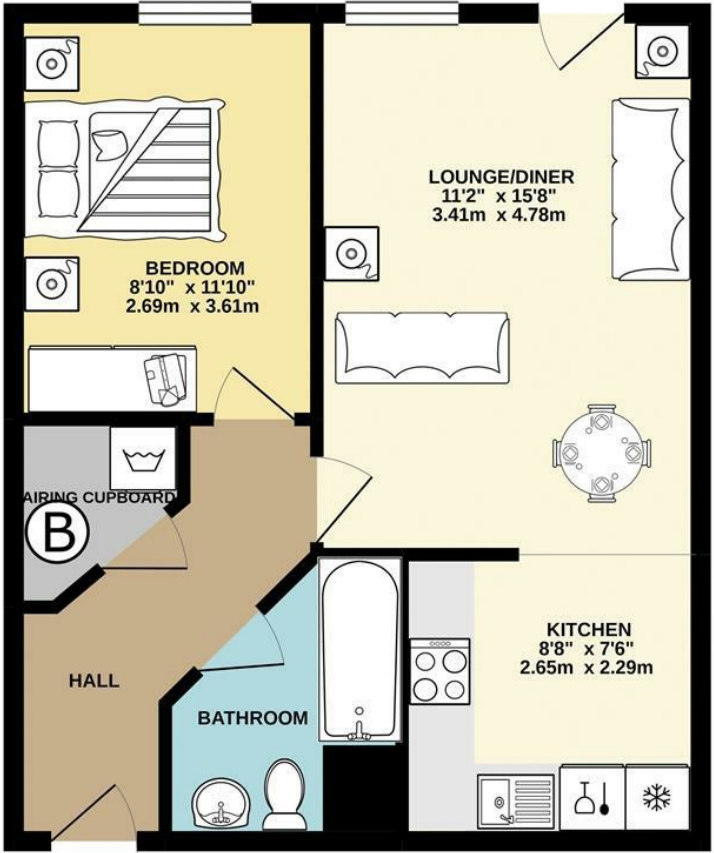
Council Tax Band: A

## About the Agent

Viewings are strictly by appointment through our sole agents, Cadman Homes. We are a local, family-owned estate and letting agency covering Rugby, Lutterworth, Coventry, and Leamington. If you are unsure about your home's value or haven't yet chosen an agent to sell or let your property, we are here to assist you. For valuations, mortgages, conveyancing, and more, please contact our local office.



FIRST FLOOR  
477 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 477 sq.ft. (44.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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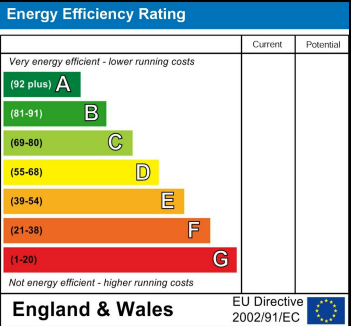
Local Authority

Council Tax Band

A

EPC Rating

Directions



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





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