

## 18 Sheep Street , Rugby, CV21 3BU

This gorgeous TWO BEDROOM APARTMENT boasts the most SUPERB CENTRAL LOCATION in Rugby town centre, adjacent to the world renowned Rugby School, and surrounded by shops and amenities.

There is a secure intercom entry system, and the apartment is located on the second floor, with views over Sheep street, and benefitting from an outdoor roof space to soak up the sun, or just enjoy some fresh air.

The apartment offers beautifully presented, spacious and neutral living accommodation, comprising of an entrance hall, open plan kitchen/dining/living area with contemporary high gloss cabinetry within the kitchen. There is a modern and stylish shower room, and two generously proportioned bedrooms, with access to the roof space off bedroom two.

Guide price £140,000

# 18 Sheep Street , Rugby, CV21 3BU



- Town Centre Apartment
- Second Floor
- Ultra Convenient Location
- Electric Heating
- Two Bedrooms
- Open Plan Lounge/Diner/Kitchen
- Outside Roof Space
- Long 115 Year Lease
- Modern and Stylish Shower Room
- Original Sash Windows

## Entrance Hall

## Lounge/Diner/Kitchen

14'2" x 13'5" (4.34 x 4.11)

## Shower Room

6'9" x 6'0" (2.06 x 1.83)

## Bedroom One

13'10" x 10'4" (4.24 x 3.15)

## Bedroom Two

14'4" x 7'10" (4.39 x 2.41)

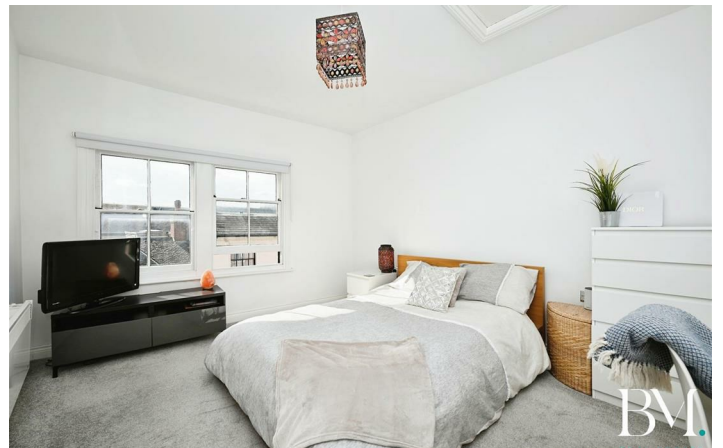
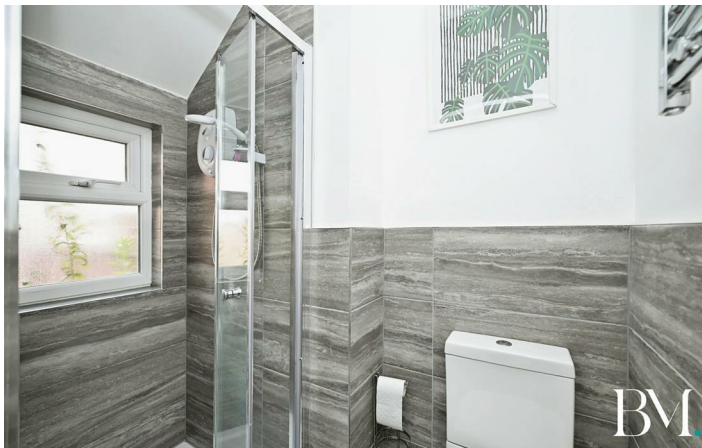
## Roof

33'6" x 19'2" (10.22 x 5.86)



[Directions](#)





Floor Plan



Floor Plan  
Floor area 47.8 m<sup>2</sup> (514 sq.ft.)

TOTAL: 47.8 m<sup>2</sup> (514 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		