



Ellis Brooke



122-124-2-2a Cambridge Street/Hunter Street , Rugby, CV21 3NJ

Asking price £450,000

This attractive investment building, nestled near Rugby Train Station and the vibrant Rugby Town Centre, offers a lucrative opportunity for discerning investors. Comprising four individual flats, this property boasts a balanced mix of two one-bedroom and two two-bedroom units. Its strategic location ensures a steady rental income, with a combined monthly rent of £2,555. The proximity to Rugby Train Station enhances its appeal, making it convenient for tenants commuting to nearby cities. With its modern amenities, excellent rental potential, and easy access to local amenities, this investment property promises both immediate returns and long-term appreciation in value.

- 4 flats under one property title
- 2 x 2 beds and 2 x 1 beds
- All have their own separate entrances
- All have long standing tenants
- All have their own utilities
- All have gas central heating
- All have uPVC

Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.



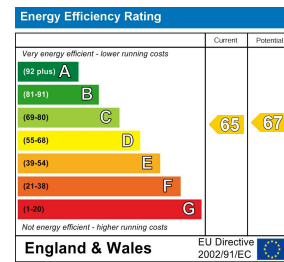
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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