



2 Little Church Street, , Rugby CV21 3DG  
Offers In The Region Of £115,000

**archerbassett**  
LETTINGS AND SALES

**\*\* INVESTMENT OPPORTUNITY OR FIRST HOME \*\***

Charming apartment located in the heart of Little Church Street, Rugby. This property boasts a cosy reception room, perfect for relaxing after a long day, one bedroom and a well-appointed bathroom, this apartment is ideal for a single person or a couple looking for a comfortable living space. Situated in the heart of the town centre, this apartment offers convenience at your doorstep. The electric heating ensures you stay warm and comfortable throughout the year. Additionally, being within walking distance to the train station, commuting will be a breeze for those working or studying in nearby towns or cities. The fitted kitchen with integrated appliances is a standout feature of this property as well as security intercom for extra peace of mind. There is a tenant in situ currently paying £695pcm, vacant possession can be obtained if required.

**Hall**

**5'11" x 5'8" (1.82m x 1.75m)**

Security intercom, consumer unit, electric wall mounted heater and carpeted.

**Open Plan Living Room/Fitted Kitchen**

**18'10" max x 13'8" max (5.75m max x 4.18m max)**

Two hardwood Georgian style windows, wall mounted electric heater, fitted kitchen with range of matching wall and base units to include built-in electric oven, hob and extractor, integrated washing machine/dryer, integrated fridge and freezer, stainless steel one-and-a-half bowl unit with mixer tap and laminated flooring.

**Bedroom**

**10'11" x 10'5" (3.35m x 3.20m)**

UPVC double glazed Georgian style window, electric wall mounted heater and carpeted.

**Internal Hallway**

**4'4" x 4'0" (1.34m x 1.23m)**

Having storage cupboard housing the hot water unvented cylinder and carpeted.

**DISCLAIMER**

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

**Bathroom**

**6'5" max x 7'7" max (1.96m max x 2.32m max)**

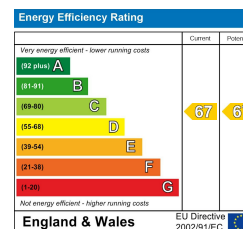
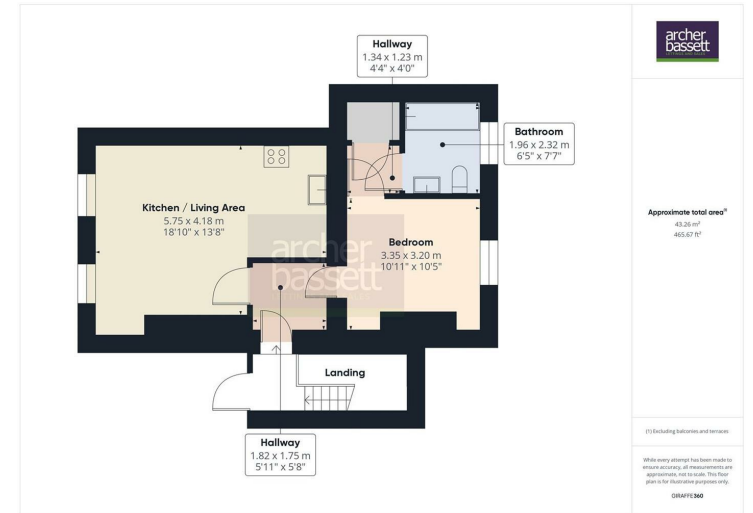
UPVC Georgian style frosted glass window, white suite to comprise panelled bath with thermostatically controlled shower over with secondary rainfall shower head, wash hand basin, low flush w.c., electric shaving point, light and mirror, heated towel rail, tiling to floor and walls.

**Tenure - Leasehold**

The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this via their own solicitor or legal representative. We are advised by the vendor that there is approximately 117 years remaining on the lease, ground rent is approximately £100 per annum and service charge £2333.33 per annum approximately.

**Viewings**

Viewings are strictly via the agent Archer Bassett.



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