



**Connells**

Harvon Garth Cambridge Street  
Rugby



# Harvon Garth Cambridge Street Rugby CV21 3FH

for sale offers over  
**£128,000**



## Property Description

**\*\*\*EXCELLENT INVESTMENT  
OPPORTUNITY - TENANTS IN SITU\*\*\***

Connells are delighted to offer the opportunity to acquire this well presented, ground floor two bedroom apartment on Harvon Garth, Cambridge Street in Rugby. This property in brief comprises of; entrance hall, open plan fitted kitchen and spacious lounge, two good size bedrooms and a main bathroom. Externally, there is a lovely garden area and allocated parking for one vehicle, along with further visitor and on street parking available. This property is only being sold with tenants in situ and not for residential purposes.

Harvon Garth is situated close to Rugby Town Centre which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. There is also easy access to Rugby railway station which offers regular services to Birmingham and London Euston in under an hour. The property is also just a short drive to both Junction One and Elliot's Field retail parks. This property is also well situated for commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks.

Call us today on 01788 579880 to arrange your viewing on this must see property!

## Approach

Main entrance door to side of building leading to;

## Entrance

Entrance hall for access to all reception rooms.

## Kitchen/Lounge

17' 5" x 11' 2" ( 5.31m x 3.40m )

A good size open plan kitchen/lounge. In the kitchen area there are a range of wall and mount base units with integrated appliances including; oven with extractor fan, fridge, and further space for a washing machine. In the lounge area there is space for a sofa/dining table. Window to front.

## Bedroom One

12' 9" x 8' 10" ( 3.89m x 2.69m )

Featuring space for wardrobe and window to side.

## Bedroom Two

8' 10" x 6' 9" ( 2.69m x 2.06m )

Featuring space for wardrobe and window to side.

## Bathroom

Featuring a built in bath with shower over, sink, low level WC and extractor fan.

## Garden

Access to small garden area.

## Parking

The apartment comes with allocated parking for one vehicle, along with further visitor and on street parking available.



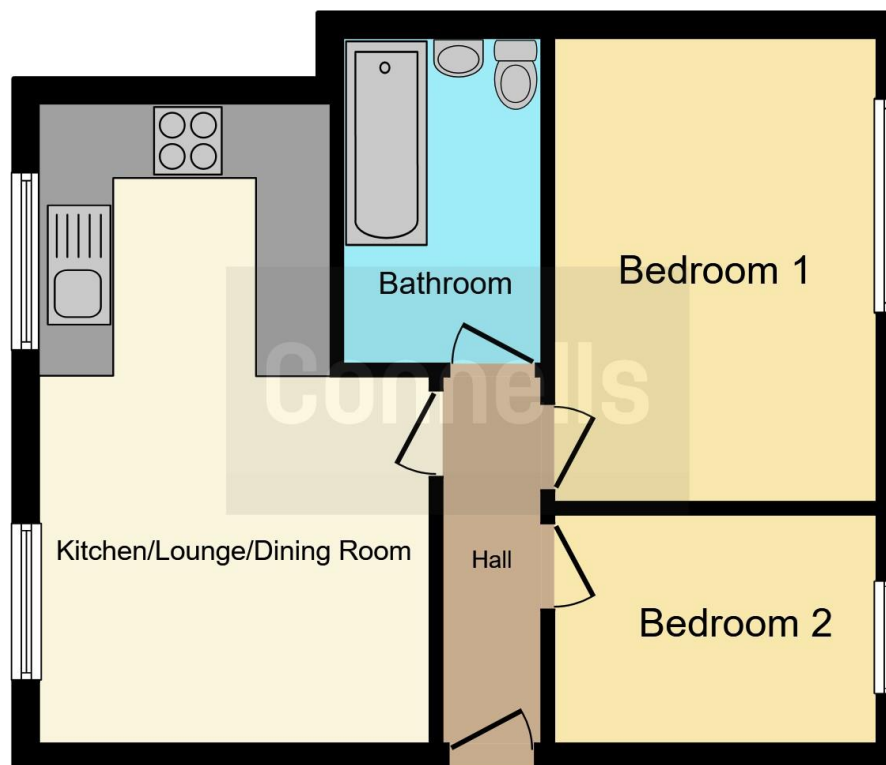












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

**T 01788 579880**  
**E [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)**

25 Regent Street  
 RUGBY CV21 2PE

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RBY107018](http://connells.co.uk/Property/RBY107018)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. 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. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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