



EDWARD KNIGHT
ESTATE AGENTS

6 MONARCH HOUSE, 16A REGENT STREET, RUGBY, CV21 2PY

£104,950





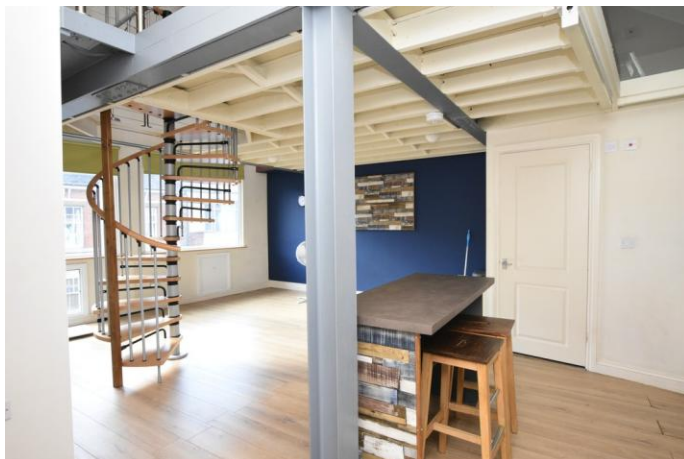
PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this stunning one bedroom apartment conveniently located in the heart of Rugby town centre on the pretty street of Regent Street. All amenities are on your doorstep, and Rugbys Railway Station is just a short walk away. The unique converted top floor loft apartment briefly offers the following accommodation: open plan lounge/kitchen with spiral staircase rising to a good size mezzanine bedroom and a well appointed shower room. The property further benefits from intercom entry, electric panel heaters and double glazing.

The property is being offered for sale with no onward chain, and viewing is highly recommended to appreciate the property on offer.

LOCATION

Rugby's town centre offers high street and independent retail outlets and a variety of bistro's, restaurants and coffee shops. Lawrence Sheriff grammar school for boys and the world renowned Rugby School are both within a two minute walk of the property, while Rugby High School for girls and a good range of state and independent schools are available just a short drive from the town centre.



Rugby is conveniently situated in close proximity to major rail and road links. The property is just a ten minute walk to Rugby Railway Station with Euston only 50 minutes away. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighboring towns and cities such as Birmingham, Coventry, Leamington Spa and Northampton.

OPEN PLAN KITCHEN/LIVING ROOM

16' 1" x 23' 1" (4.9m x 7.04m)

MEZZANINE BEDROOM

16' 9" x 12' 8" (5.11m x 3.86m)

SHOWER ROOM

AGENTS NOTES

The property is Leasehold. There are approximately 115 years left on the lease.

Current Ground Rent is £100.00 per annum.

Current Service/Maintenance Charge for the year ending 2023 is £440.00 per annum





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		