



EDWARD KNIGHT
ESTATE AGENTS

FLAT 1, 18 SHEEP STREET, RUGBY, CV21 3BU

OFFERS OVER £110,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this one bedroom apartment conveniently located in the heart of Rugby town centre on Sheep Street. All amenities are on your doorstep, and Rugby's Railway Station is just a short walk away. This first floor apartment briefly offers the following accommodation: entrance hall, open plan living room/kitchen, good sized double bedroom with walk in storage and modern shower room.

Viewings for this property are strictly by appointment with Edward Knight's Regent Street office.



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.



ENTRANCE HALL

11' 2" x 5' 8" (3.4m x 1.73m)

LIVING/KITCHEN/DINING ROOM

16' 5" x 11' 4" (5m x 3.45m)

BEDROOM ONE

12' 5" x 10' 8" (3.78m x 3.25m)

DRESSING ROOM

9' 9" x 3' 7" (2.97m x 1.09m)

SHOWER ROOM

8' 9" x 4' 1" (2.67m x 1.24m)

AGENTS NOTES

The property is Leasehold. There are approximately 114 years left on the lease
Current Ground Rent is £120.00 per annum
Current Service Charge is £600.00 per annum
Property is available with vacant possession
Tenant currently pays £615pcm

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		