



EDWARD KNIGHT
ESTATE AGENTS

150 CAMBRIDGE STREET, RUGBY, CV21 3NP

OFFERS OVER £115,000





PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to present this two bedroom, ground floor apartment conveniently located within easy walking distance of Rugby town centre and railway station. The accommodation briefly comprises: entrance hall, lounge/dining room, kitchen, two well proportioned bedrooms and bathroom. The property further benefits from gas fired central heating to radiators.

The apartment is considered to be an ideal first time purchase/investment opportunity and viewing is highly recommended to appreciate the property on offer.

LOCATION

The property is ideally located within walking distance of Rugby town centre which offers a range of High Street stores and independent retailers, as well as a selection of bars, restaurant's and leisure facilities. Rugby railway station is also within walking distance and offers a frequent service to London Euston in under 50 minutes. The property is also ideally placed to access all major road networks including M6, M1, A5 and A45.



ENTRANCE HALL

LIVING/DINING ROOM

24' 4" x 11' 8" reducing to 9' 3" (7.42m x 3.56m)

KITCHEN

7' 3" x 6' 8" (2.21m x 2.03m)

BEDROOM ONE

14' 6" x 8' 3" (4.42m x 2.51m)

BEDROOM TWO

11' 0" x 5' 8" (3.35m x 1.73m)

BATHROOM

AGENTS NOTES

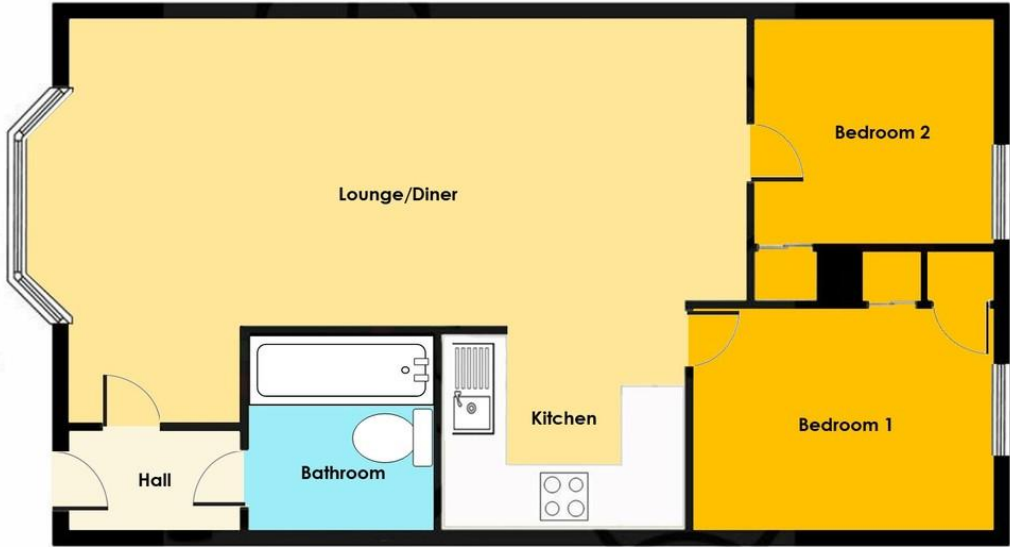
Tenure: The property is Leasehold.

We are advised that the lease is 99 years commencing December 2005. Therefore there are approximately 79 years remaining.

Current Service Charge Approximately £1,600.00 per annum

Current Ground Rent Currently £100.00 per annum.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		