



EDWARD KNIGHT
ESTATE AGENTS

292A & 292B LAWFORD ROAD, RUGBY, CV21 2JQ

STARTING BID £115,000





PROEPRTY SUMMARY

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £115,000

We are delighted to present this rare opportunity to purchase a Victorian property converted into two 1 bed apartments located in the New Bilton area of Rugby. Both apartments are in need of modernisation, the property would be perfect for investors. In brief, both apartments comprise of a living room, kitchen, bathroom and one bedroom. Both benefit from separate entrances and include ample off road parking to the rear of the property.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

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



LOCATION

The property is perfectly located within walking distance of Rugby town centre which offers a range of High Street stores and independent retailers, as well as a wide selection of bars, restaurants, and leisure facilities. Rugby railway station is also within walking distance and offers a frequent service to London Euston which takes just under 50 minutes. The property is also ideally placed to access all major road networks including the M6, M1, A5 and A45. There is a choice of both junior and senior schooling nearby that include Lawrence Sheriff Secondary School being just a short walk away.

Rugby railway station – approximately 1.7 miles
Elliot's Field Retail Park – approximately 1.2 mile
M6 Junction 1 – approximately 5 miles

292A LAWFORD ROAD

LIVING/DINING ROOM

12' 0" x 11' 1" (3.66m x 3.38m)

KITCHEN

9' 5" x 5' 6" (2.87m x 1.68m)

BEDROOM

14' 1" x 11' 8" (4.29m x 3.56m)

BATHROOM

292B LAWFORD ROAD

LIVING ROOM

11' 9" x 11' 1" (3.58m x 3.38m)

KITCHEN

10' 6" x 9' 6" (3.2m x 2.9m)

BEDROOM

12' 6" x 10' 7" (3.81m x 3.23m)

BATHROOM

AUTIONEERS COMMENTS

Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional)



auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can





be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments - In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be

made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

First Floor

Approx. 40.9 sq. metres (440.6 sq. feet)



Total area: approx. 40.9 sq. metres (440.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		