



EDWARD KNIGHT
ESTATE AGENTS

16 HARVON GARTH, CAMBRIDGE STREET, RUGBY, CV21 3FH

£105,000





LIVING DINNER

18' 11" x 13' 6" (5.77m x 4.11m)

BEDROOM 1

12' 07" x 09' 0" (3.84m x 2.74m)

PROPERTY SUMMARY

Beautifully Refurbished One-Bedroom Top-Floor Apartment Near Rugby Station
This superbly renovated one-bedroom top-floor apartment offers modern, comfortable living in a prime location just minutes from Rugby station. Whether you're a first-time buyer, commuter, or investor, this move-in-ready home combines style, convenience, and privacy.

Entrance and Layout

Accessed via a private rear entrance serving only one apartment per floor, this top-floor flat ensures exclusivity and quiet. A bright hallway leads to the bedroom, bathroom, and a spacious open-plan kitchen/living/dining area.

Bedroom

The double bedroom has been freshly decorated in neutral tones and fitted with new carpeting, creating a warm and restful retreat with ample space for furnishings.

Bathroom

The newly fitted bathroom features a sleek WC, washbasin, and a bath with overhead shower and glass screen. Laminate flooring adds both style and practicality.

Kitchen/Living/Dining Area

Flooded with natural light and offering views



across Rugby, the open-plan living space includes a contemporary kitchen with integrated oven, electric hob, fitted fridge freezer, and generous cupboard space. The adjoining dining and sitting areas are perfect for relaxing or entertaining, all finished with new laminate flooring for a cohesive look.

Additional Features

Modern electric heating ensures energy-efficient comfort. The apartment also includes a designated parking space-a valuable asset in this central location.

LOCATION

Just a short walk from Rugby station, with frequent trains to London Euston, this property is ideal for commuters. The town centre's shops, restaurants, and amenities are also within easy reach.

KEY FEATURES

No onward chain

Brand-new kitchen

Just a 5-minute walk to Rugby train station

Allocated parking space

Recently painted and decorated

New flooring throughout

Stylish new bathroom

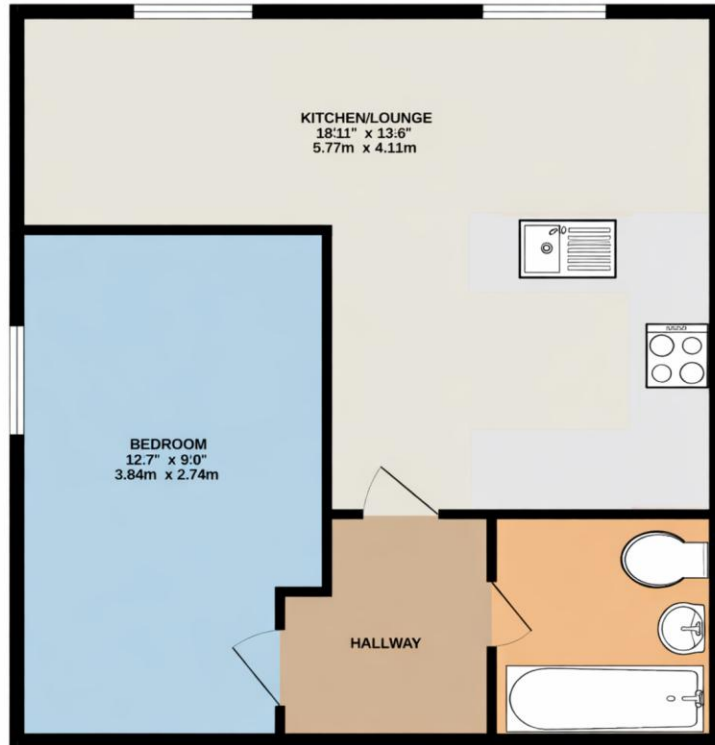
Private access to one flat per floor



Annual service charge: £1,248.00







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		