

**OLIVER STREET, RUGBY, CV21**

£120,000 | 2 Bed Flat - Purpose Built

**BELVOIR!**



BELVOIR! is pleased to offer this 2 bedroom apartment within walking distance of Rugby Town Centre. Located on the ground floor, this apartment offers entrance hall, living room/kitchen, two bedroom and bathroom. This is an ideal purchase for both first time buyers and buy to let investors.

This is a leasehold property. The owner advises the lease is over 105 years and total annual charges are in the region of £2,060.

COUNCIL TAX BAND: B

- Two Bedrooms
- Ground Floor Apartment
- 1 Allocated Parking Space
- Close to Town Centre
- Ideal for first time buyers or investors

**Draft Details.**

At the time of print, these particulars are awaiting approval from the vendor(s).

**Disclaimer.**


We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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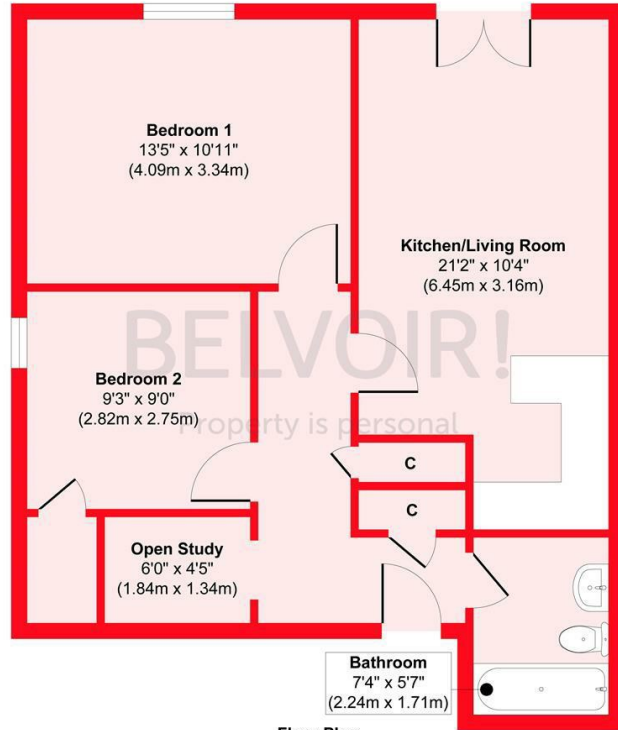
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Saskia Court, CV21



Approx. Gross Internal Floor Area 628 sq. ft. / 58.31 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

