



Flat 1,2,3,4 Boughton Road Rugby CV21 1BH

for sale offers over
£475,000



Property Description

****Exceptional Freehold Investment Opportunity****

A rare and exciting opportunity for investors to acquire the freehold interest and four newly refurbished, self-contained apartments in a highly sought-after location, just a short distance from Rugby Railway Station and a wide range of local amenities.

The development comprises three one-bedroom apartments and one spacious two-bedroom apartment, all finished to a modern standard and benefiting from allocated parking, making them highly attractive to tenants and offering excellent investment potential.

This is a fantastic opportunity for investors seeking an income-producing asset in a strong rental location, with excellent transport links and a consistent demand for quality accommodation.

Ideally positioned on Boughton Road, the property enjoys convenient access to the M1, M6, A5 and A14 road networks, while Rugby Railway Station provides a direct mainline service to London Euston in approximately 50 minutes and Birmingham New Street, making it an ideal base for commuters.

Rugby is renowned for its excellent range of both state and independent schools, including

Rugby School, Lawrence Sheriff School, Rugby High School, Bilton Grange and Princethorpe College. The town also offers an extensive selection of shopping and leisure facilities, including Elliott's Field Retail Park and the Clock Towers Shopping Centre.

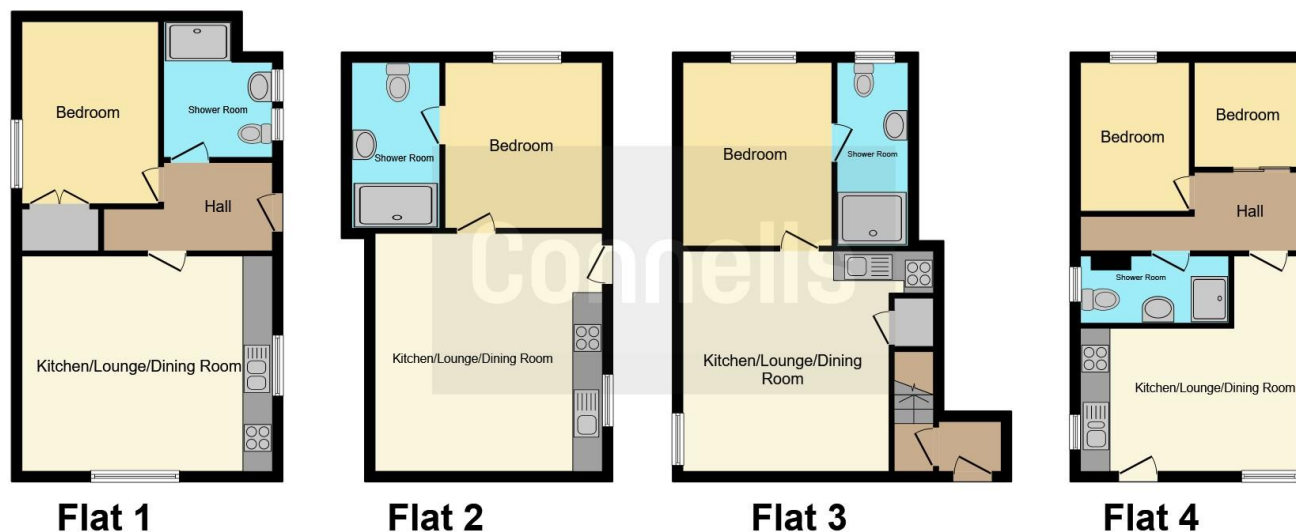
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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25 Regent Street
 RUGBY CV21 2PE

EPC Rating: Council Tax
 Awaited Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/RBY108342



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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