



EDWARD KNIGHT  
ESTATE AGENTS

14 ASTA COURT, CHESTNUT FIELD, RUGBY, CV21 2TL

£119,950





## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this well-appointed first-floor two-bedroom apartment, perfectly positioned in the heart of the town centre.

Offering an excellent opportunity for investors, the property is conveniently located within easy walking distance of a wide range of shops, the mainline train station, and reliable bus routes.

The accommodation is accessed via automatic security gates and comprises an entrance hallway, a bright and spacious open-plan lounge/kitchen area ideal for modern living, two generously sized bedrooms, and a contemporary bathroom. Externally, the property further benefits from one allocated parking space.

The apartment is offered for sale with **NO ONWARD CHAIN**, allowing for a smooth and swift transaction. This property is being sold to **INVESTORS ONLY**.

For further details or to arrange a viewing, please contact Edward Knight Estate Agents on 01788 543222.



## LOCATION

Rugby town centre provides a vibrant and convenient lifestyle, combining an excellent range of high-street names with a variety of independent boutiques, bistros, restaurants, and popular coffee shops.

The location is particularly sought after for its proximity to outstanding educational facilities. Lawrence Sheriff Grammar School for Boys and the world-renowned Rugby School are both just a two-minute walk from the property, while Rugby High School for Girls and a strong selection of well-regarded state and independent schools are easily reached by car.

Commuters are exceptionally well served. The property lies within a ten-minute walk of Rugby Railway Station, offering fast and direct services to London Euston in approximately 50 minutes. Road users benefit from excellent access to the M45, M1, M6, and M40, providing straightforward journeys to Birmingham, Coventry, Leamington Spa, Northampton, and beyond.



### LIVING ROOM

14' x 12' 8" (4.27m x 3.86m)

### KITCHEN

5' 8" x 9' 6" (1.73m x 2.9m)

### HALLWAY

10' 9" x 4' 2" (3.28m x 1.27m)

### MASTER BEDROOM

12' 7" x 10' 3" (3.84m x 3.12m)

### BEDROOM TWO

10' 6" x 7' 1" (3.2m x 2.16m)

### BATHROOM

8' 5" x 5' 9" (2.57m x 1.75m)

### LEASE DETAIL

Service Charge & Ground Rent: £1865.00

