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Oliver Street,  
Offers Over £117,000

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# Oliver Street, , Rugby

Welcome to this charming ground floor apartment located on Oliver Street in Rugby. This modern property, built in 2007, offers a comfortable living space of 667 square feet, making it an ideal choice for both first-time buyers and investors alike.

The apartment features a well-proportioned reception room, perfect for relaxing or entertaining guests. It boasts two spacious double bedrooms, providing ample space for rest and relaxation. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the parking space available for one vehicle, a valuable asset in this bustling area. The apartment is situated close to the town centre and the train station, making it exceptionally convenient for those who commute or enjoy the vibrant local amenities.

Currently, there is a tenant in situ, paying a monthly rent of £850, which translates to an impressive annual yield of 8.7%. This makes the property an attractive investment opportunity, providing a steady income stream from day one.

In summary, this delightful apartment on Oliver Street combines modern living with a prime location, making it a fantastic option for anyone looking to invest in Rugby's property market or seeking a comfortable home. Don't miss the chance to view this property and discover its potential for yourself.

## Communal Hallway

## Entrance Hallway

Electric Radiator, Doors leading to all rooms, Storage cupboard & Intercom.

## Lounge/Dining Room 11'6" x 11'6" (3.52 x 3.52)

Electric radiator & double glazed window.

## Kitchen 12'2" x 8'11" (3.71 x 2.72)

Wood effect, drawer and wall units with worktops over, Electric cooker, induction hob with stainless steel extractor fan above, double glazed window, sink and drainer & electric radiator.





### **Bedroom 1 11'8" x 11'1" (3.56 x 3.38)**

Electric radiator & double glazed window.

### **Bedroom 2 11'1" x 9'2" (3.38 x 2.80)**

Electric radiator & double glazed window.

### **Bathroom 7'9" x 7'3" (2.37 x 2.21)**

Bath and mixer shower fixture. Low flush WC. Wash hand basin. Window.

### **Rugby Borough Council**

Rugby Borough Council,  
Town Hall,  
Evreux Way,  
Rugby  
CV21 2RR

### **Leasehold Information**

Leasehold - 125 years from 2007 when the property was built

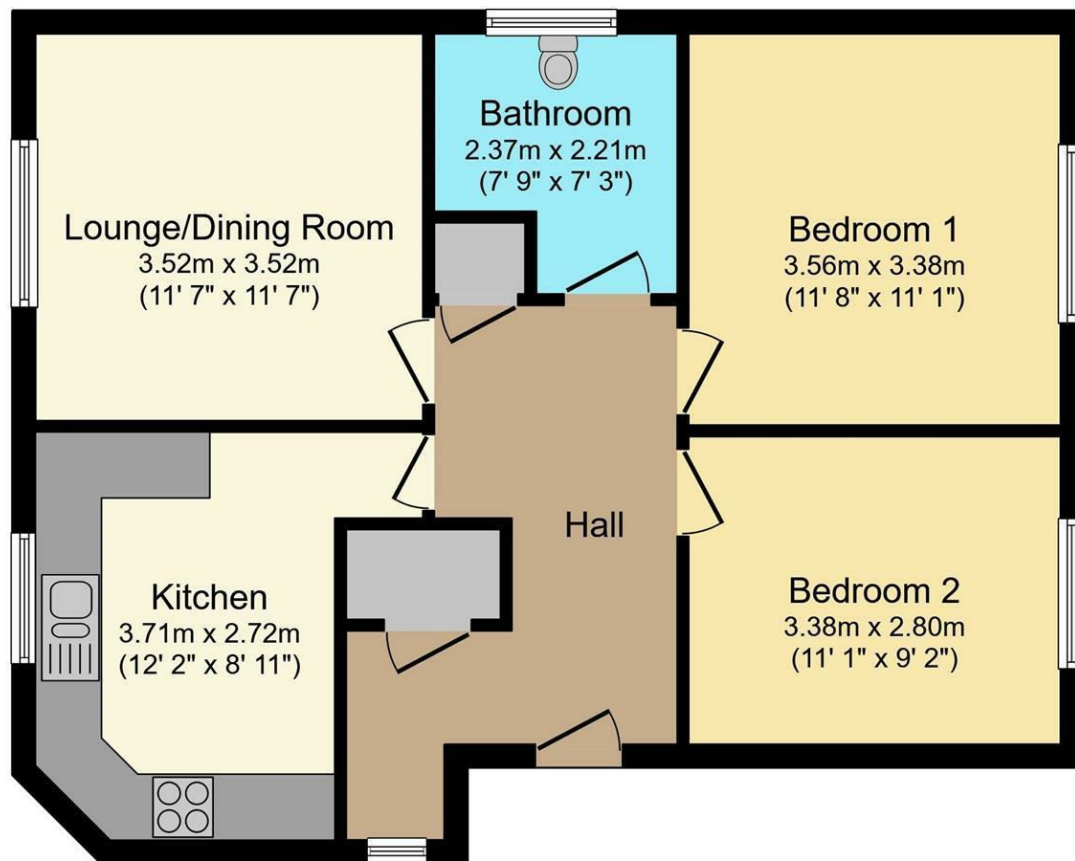
Ground rent - £150.00 per annum

Service charge - £1157.00 Payable every 6 months

### **Tenants in Situ**

Professional Tenant in situ. £850.00pcm/£10,200.00pa

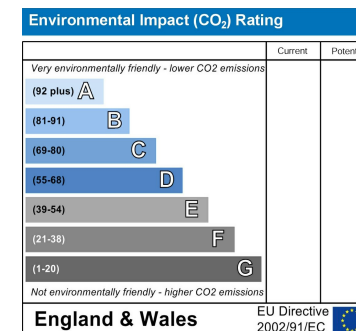
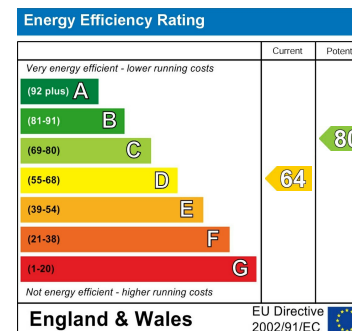




Total floor area 63.1 sq.m. (680 sq.ft.) approx

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). Plan produced for Purplebricks. Powered by www.focalagent.com

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