







1 Bedroom Flat

located on Bath Street, Rugby

£75,000

UP Estates

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£75,000

- CASH BUYERS ONLY
- ONE BEDROOM GROUND FLOOR FLAT
- PARKING TO THE REAR OF THE BUILDING
- FRONT-FACING LIVING ROOM WITH BAY WINDOW
- SEPARATE FITTED KITCHEN
- BUILT-IN OVEN AND GAS HOB
- DOUBLE BEDROOM WITH FITTED SLIDING-DOOR WARDROBES
- BATHROOM WITH ELECTRIC SHOWER OVER THE BATH
- ADDITIONAL INNER HALLWAY STORAGE
- CONVENIENT FOR RUGBY TOWN CENTRE AND RAILWAY STATION

NO UPWARD CHAIN | CASH BUYERS ONLY | ONE BEDROOM GROUND FLOOR FLAT | PARKING TO THE REAR | DOUBLE BEDROOM WITH FITTED WARDROBES | CONVENIENT FOR RUGBY STATION

Offered to the market with no upward chain, this one bedroom ground floor flat on Bath Street is conveniently positioned for Rugby town centre and the railway station on Railway Terrace. The town centre provides a choice of shops, cafés and restaurants, making the property a practical option for first-time buyers, commuters or investors.

The accommodation begins with an entrance hall leading into the front-facing living room. A bay window brings in natural light, while the room provides space for seating and freestanding furniture. Wood-effect flooring continues the practical finish, with a further door opening into the inner hallway.

The separate kitchen is fitted with wood-effect units and contrasting worktops, together with a built-in oven, gas hob and extractor. A window provides natural light, and there is space beneath the worktop for a washing machine. Keeping the kitchen separate from the living room provides clearly defined cooking and relaxing areas.

Positioned towards the rear, the double bedroom features fitted sliding-door wardrobes and shelving, providing useful storage without relying entirely on freestanding furniture. An additional cupboard is accessed from the inner hallway. The bathroom comprises a bath with an electric shower over, wash basin and WC, complemented by partially tiled walls and a window.

Parking is available to the rear of the building. With approximately 47.4 square metres of accommodation shown on the floorplan, the flat combines a straightforward layout, useful storage and a convenient Rugby location, with the added benefit of no upward chain.







IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested





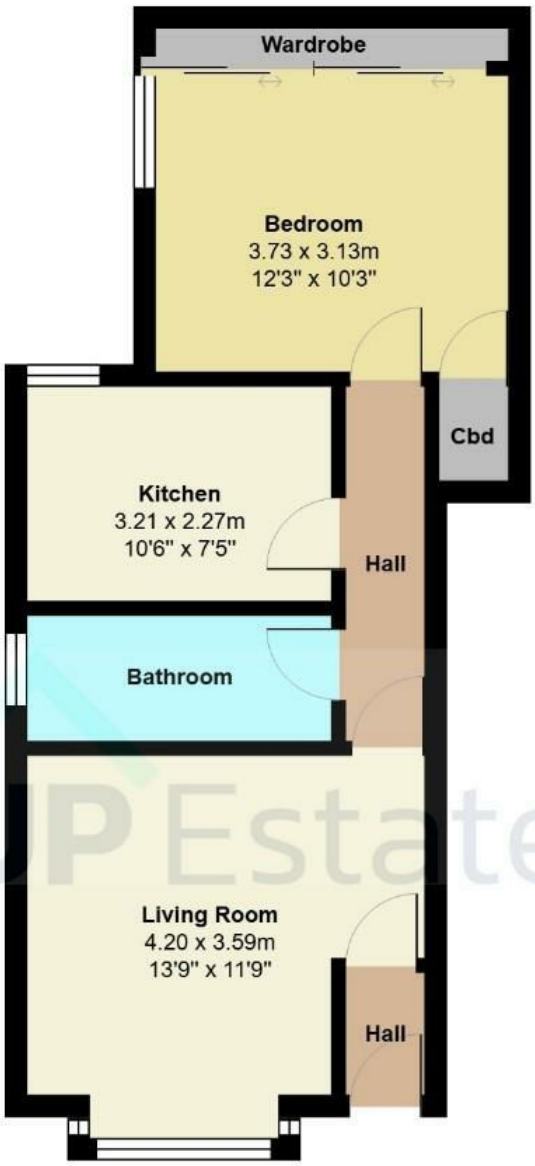
by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.

Bath Street, Rugby



Total Area: 47.4 m² ... 511 ft²

All measurements are approximate and for display purposes only

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