





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this freehold semi detached residential property which has been converted into four apartments. The property benefits from three one bedroom apartments and one two bedroom apartment. Furthermore, the property benefits from three off road parking spaces conveniently located within walking distance of Rugby Town Centre & Rugby railway station whilst offering easy access to major road links.

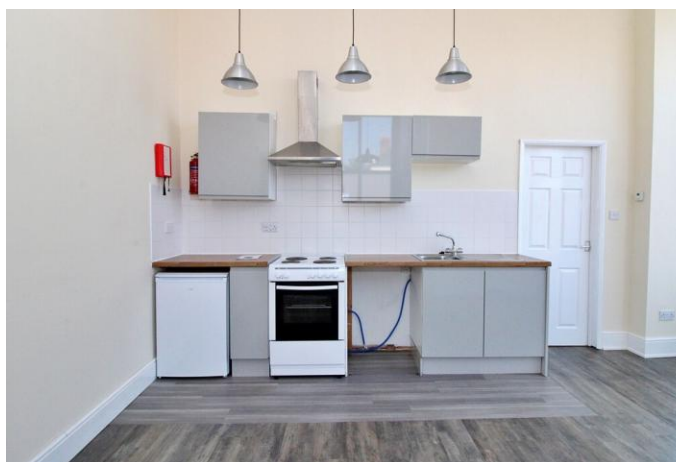
The property represents an excellent opportunity for investors who are looking for a freehold opportunity already generating income as three of the flats are currently tenanted,

Viewing is strictly by appointment through Edward Knight Estate Agents, Regent Street Office and viewing is highly recommended to appreciate the property on offer.

LOCATION

Rugby town centre offers a vibrant blend of historic character and modern convenience, making it an increasingly popular place to live for first-time buyers, professionals, and investors alike. The town boasts an excellent selection of independent boutiques, high street retailers, cafés, restaurants, bars, and leisure facilities, together with a wide range of supermarkets and everyday amenities.

Rugby is exceptionally well connected, with Rugby railway station providing regular direct services to London Euston in under an hour, as well as Birmingham and other major cities. The town also enjoys excellent road links via the M1, M6, A5, and A14, making it an ideal location for



commuters. Rugby also benefits from a number of large warehouses close by which does offer a number of various job roles which is attractive to a broad range of people who are looking to live in this location.

The area benefits from a number of highly regarded schools, attractive parks and open green spaces, including Caldecott Park, while a variety of sporting and recreational facilities cater to all ages. Rich in history as the birthplace of the game of rugby, the town offers a welcoming community atmosphere combined with excellent transport connections and ongoing investment, making it a fantastic place to call home

FLAT ONE

OPEN PLAN LOUNGE/KITCHEN

16' 8" x 14' 8" (5.08m x 4.47m)

BEDROOM

16' 7" x 12' 4" (5.05m x 3.76m)

SHOWER ROOM

PARKING SPACE

FLAT TWO

OPEN PLN KITCHEN/LOUNGE

14' 8" x 9' 10" (4.47m x 3m)

BEDROOM

11' 5" x 7' 0" (3.48m x 2.13m)

SHOWER ROOM



FIRST FLOOR

FLAT THREE

ENTRANCE HALL

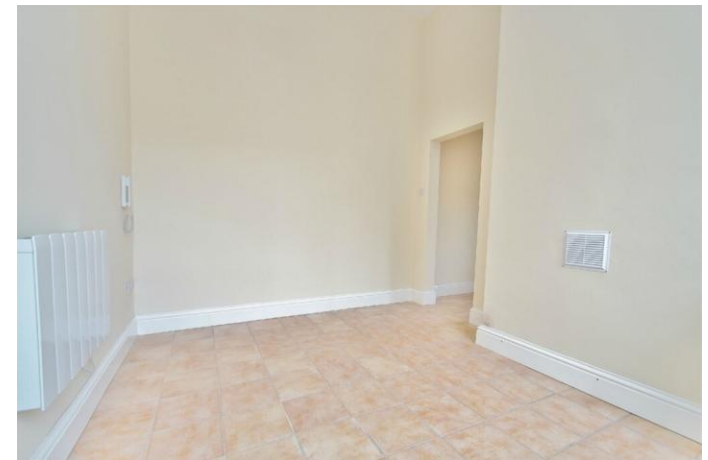
LOUNGE/DINING ROOM

14' 9" x 11' 9" (4.5m x 3.58m)

KITCHEN

9' 11" x 6' 6" (3.02m x 1.98m)







SHOWER ROOM

7' 2" x 4' 6" (2.18m x 1.37m)

BEDROOM ONE

12' 7" x 11' 9" (3.84m x 3.58m)

BEDROOM TWO

11' 9" x 9' 6" (3.58m x 2.9m)

SECOND FLOOR

FLAT FOUR

ENTRANCE HALL

LOUNGE

14' 9" x 11' 8" (4.5m x 3.56m)

BEDROOM ONE

11' 8" x 12' 5" (3.56m x 3.78m)

KITCHEN

9' 5" x 8' 2" (2.87m x 2.49m)

SHOWER ROOM

REAR GARDEN

Rear garden is currently used as two further parking spaces.

CELLAR

IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

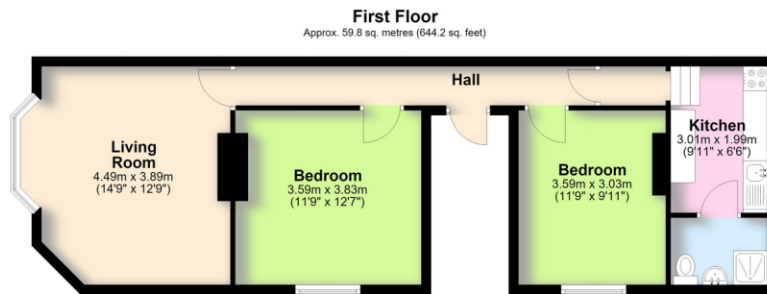
In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an

identity verification check and provide information regarding the source of funds used for the purchase. To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary. Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained. If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf. These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality. Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale.





Total area: approx. 59.8 sq. metres (644.2 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact



%epcGraph_c_1_381%