



18 Sheep Street , Rugby, CV21 3BU

This gorgeous TWO BEDROOM APARTMENT boasts the most SUPERB CENTRAL LOCATION in Rugby town centre, adjacent to the world renowned Rugby School, and surrounded by shops and amenities.

There is a secure intercom entry system, and the apartment is located on the second floor, with views over Sheep street, and benefitting from an outdoor roof space to soak up the sun, or just enjoy some fresh air.

The apartment offers beautifully presented, spacious and neutral living accommodation, comprising of an entrance hall, open plan kitchen/dining/living area with contemporary high gloss cabinetry within the kitchen. There is a modern and stylish shower room, and two generously proportioned bedrooms, with access to the roof space off bedroom two.

Guide price £140,000

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- Town Centre Apartment
- Second Floor
- Ultra Convenient Location
- Electric Heating
- Two Bedrooms
- Open Plan Lounge/Diner/Kitchen
- Outside Roof Space
- Long 115 Year Lease
- Modern and Stylish Shower Room
- Original Sash Windows

Entrance Hall

Lounge/Diner/Kitchen

14'2" x 13'5" (4.34 x 4.11)

Shower Room

6'9" x 6'0" (2.06 x 1.83)

Bedroom One

13'10" x 10'4" (4.24 x 3.15)

Bedroom Two

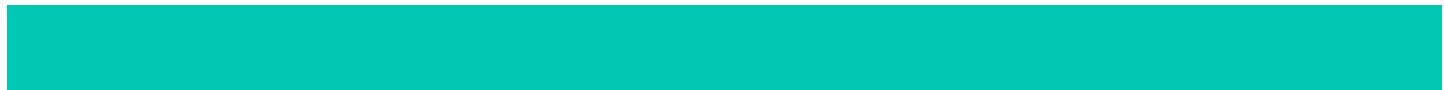
14'4" x 7'10" (4.39 x 2.41)

Roof

33'6" x 19'2" (10.22 x 5.86)



Directions



Floor Plan



Floor Plan

Floor area 47.8 m² (514 sq.ft.)

TOTAL: 47.8 m² (514 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	