



EDWARD KNIGHT
ESTATE AGENTS

2A & 2B NORTHCOTE ROAD, RUGBY, WARWICKSHIRE, CV21 2EJ





PROPERTY SUMMARY

We are delighted to present an excellent investment opportunity to acquire two FREEHOLD, fully converted one-bedroom apartments, each benefiting from off-road parking and ideally situated within a quiet cul-de-sac on the outskirts of Rugby town centre.

These well-proportioned ground and first-floor apartments are offered to the market with long-term tenants in situ, making them an attractive proposition for investors seeking immediate rental income. While the properties would benefit from a programme of modernisation, they offer significant potential to enhance both capital value and rental yield.

Both apartments provide similar accommodation of comparable size, comprising an entrance hall, a spacious living room, a generously sized double bedroom, a bathroom, and a kitchen. The layout of each unit has been thoughtfully designed to maximise space and functionality, appealing to a broad range of tenants.



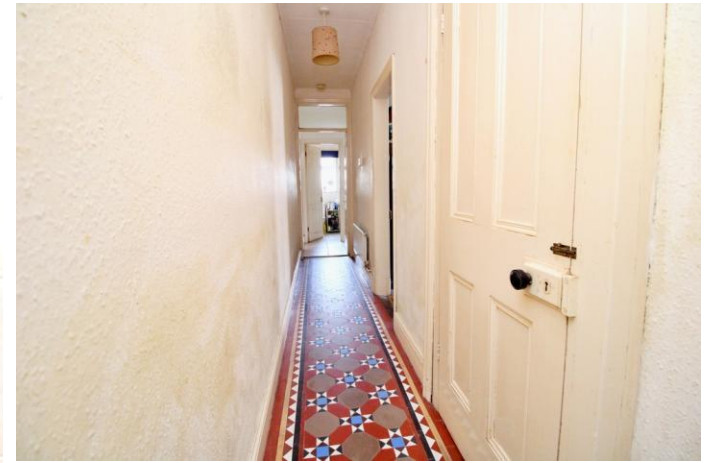
Initial viewings will take place by way of an open house on 18th April 2026. All prospective purchasers are required to call in advance to arrange a dedicated appointment time.

LOCATION

The property is superbly located within comfortable walking distance of Rugby town centre, offering an excellent mix of High Street brands and independent retailers, as well as a wide choice of bars, restaurants, and leisure facilities. Rugby railway station is also within walking distance and provides frequent direct services to London Euston in under 50 minutes, making this an ideal location for commuters.

The property benefits from excellent transport links, with easy access to major road networks including the M6, M1, A5, and A45, allowing for convenient travel throughout the region. The area is well served by a range of junior and senior schools, including the highly regarded Lawrence Sheriff Secondary School, which is just a short walk away. Rugby railway station is approximately 1.7 miles away, Elliott's Field Retail Park is around 1.2 miles away, and M6 Junction 1 is approximately 5 miles from the property.







GROUND FLOOR APARTMENT

ENTRANCE

INNER HALLWAY

LIVING/DINING ROOM

17' 1" x 14' 10" (5.21m x 4.52m)

BEDROOM

12' 9" x 10' 9" (3.89m x 3.28m)

KITCHEN

14' 10" x 8' 6" (4.52m x 2.59m)

BATHROOM

FIRST FLOOR APARTMENT

ENTRANCE HALL, STAIRS & LANDING

LOUNGE/DINING ROOM

17' 4" x 14' 10" (5.28m x 4.52m)

KITCHEN

9' 8" x 8' 6" (2.95m x 2.59m)

BEDROOM

12' 9" x 11' 11" (3.89m x 3.63m)

BATHROOM

7' 3" x 5' 6" (2.21m x 1.68m)

COUNCIL TAX


Band A

PARKING

OUTSIDE

Shared off-road parking available.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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