



**EDWARD KNIGHT**  
ESTATE AGENTS

FLAT D, 4-6 DUKE STREET, RUGBY, CV21 2NA

£115,000







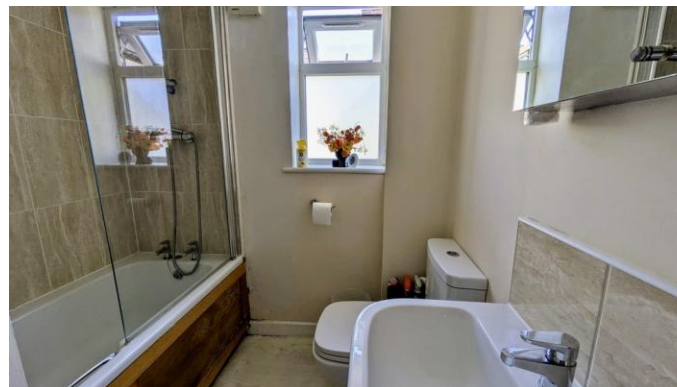
## PROPERTY SUMMARY

We are delighted to offer for sale this well presented first floor apartment which is convenient for Rugby Town Center and Rugby railway station, this property would make an ideal investment/ first time purchase. In brief the accommodation comprises of entrance hall, open plan lounge/ kitchen/ dining room, two well proportioned bedrooms and a bathroom with a modern three piece suite.

Viewing is Highly Recommended and the property is offered with no onward chain.

## LOCATION

The property is ideally located within walking distance of Rugby town centre which offers a range of High Street stores and independent retailers, as well as a wide selection of bars and restaurants. Rugby train station is also within walking distance and offers a regular fast service to London Euston which takes just under 50 minutes. The property is also ideally placed to access all major road networks including the M6, M1, A5 and A45. There is a vast choice of both junior and senior schooling nearby which includes Lawrence Sheriff grammar school for boys.



**OPEN PLAN LOUNGE/KITCHEN/DINING ROOM**

14' 8" x 14' 3" (4.47m x 4.34m)

**BEDROOM**

9' 8" x 9' 4" (2.95m x 2.84m)

**BEDROOM**

9' 8" x 8' 7" (2.95m x 2.62m)

**BATHROOM**

**AGENTS NOTES**

Lease - 113 years remaining

Ground Rent- £100 per annum

Service Charge- £1212 per annum.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements