



**EDWARD KNIGHT**  
ESTATE AGENTS

31-33 ARNOLD STREET, RUGBY, CV21 3HD

£400,000







## PROPERTY SUMMARY

Investment Purchase For Sale - A unique opportunity to purchase three, three storey Victorian terraced properties which have been converted into six one bedroom apartments, which are currently let to six individual long term tenants. The properties in question are in need of repair and modernisation throughout the accommodation. The accommodation for each apartment briefly includes a living room, kitchen/dining room, double bedroom & bathroom. The property further benefits from uPVC double glazed windows and gas fired central heating. Energy rating D.

Viewings a strictly by appointment with Edward Knights Regent Street offices.



## LOCATION

The property is within walking distance of the town centre shopping areas, sports facilities and various local amenities. Rugby's town centre offers high street and independent retail outlets and a variety of bistro's, restaurants and coffee shops.

Lawrence Sheriff Grammar School for Boys and the world-renowned Rugby School are both within a ten-minute walk of the property. Rugby High School for girls and a good range of state and independent schools are available just a short drive from the town centre.

Rugby is conveniently situated in close proximity to major rail and road links. The property is just a five minute walk to Rugby Railway Station with Euston only 50 minutes away. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities such as Birmingham, Coventry, Leamington Spa and Northampton









