



EDWARD KNIGHT
ESTATE AGENTS

16A & 16C, SPRING STREET, RUGBY, CV21 3HH

OFFERS OVER £240,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present an exceptional investment opportunity in the heart of Rugby. This spacious and attractive double bay-fronted property has been meticulously and expertly converted into two beautifully finished one-bedroom apartments, each featuring their own private bathroom, kitchen, and living areas-offering a superb dual-income potential.

The property has undergone a comprehensive, top-to-bottom renovation, with every element brand new and finished to a high standard. This includes a new heating system, rewiring, modern double glazing, fresh plastering, and contemporary décor throughout-ensuring a turnkey investment with minimal future maintenance.

Both apartments benefit from thoughtfully designed layouts, maximising space and comfort. The ground floor apartment enjoys the added advantage of its own private outdoor courtyard, perfect for residents seeking an outdoor area in a central location.



Offered as a freehold property with no onward chain, this investment is perfectly positioned to attract strong rental demand due to its prime location near Rugby town centre and the railway station-ideal for commuters and professionals alike.

This is a rare opportunity to acquire a fully modernised, ready-to-rent property with excellent long-term income potential in a thriving market. Additionally, the layout and location make it a

fantastic option for use as a short-term rental or Airbnb, offering flexibility and the opportunity to maximise returns.

LOCATION

Spring Street is a highly sought-after and well-established residential location in central Rugby, ideally positioned just a few minutes' walk from the town centre and Rugby's mainline railway station.

Rugby town centre offers a diverse selection of both high street and independent retailers, along with an excellent range of bistros, restaurants, and coffee shops-providing a vibrant and convenient lifestyle on your doorstep. The area is also renowned for its exceptional educational facilities, including the prestigious Lawrence Sheriff Grammar School for Boys and the world-famous Rugby School, both of which are within a ten-minute walk of the property. Rugby High School for Girls and a wide selection of state and independent schools are also easily accessible just a short drive away.

The town enjoys superb transport connectivity. Rugby Railway Station is located just a three-minute walk from the property, offering direct high-speed services to London Euston in approximately 50 minutes. For motorists, the location is equally convenient, with excellent access to the M45, M1, M6, and M40 motorway networks, providing fast and easy routes to nearby towns and cities such as Birmingham, Coventry, Leamington Spa, and Northampton.

This prime central location combines convenience, connectivity, and community-



making it an ideal setting for both commuters and families alike.

COMMUNAL ENTRANCE

3' 0" x 8' 3" (0.91m x 2.51m)

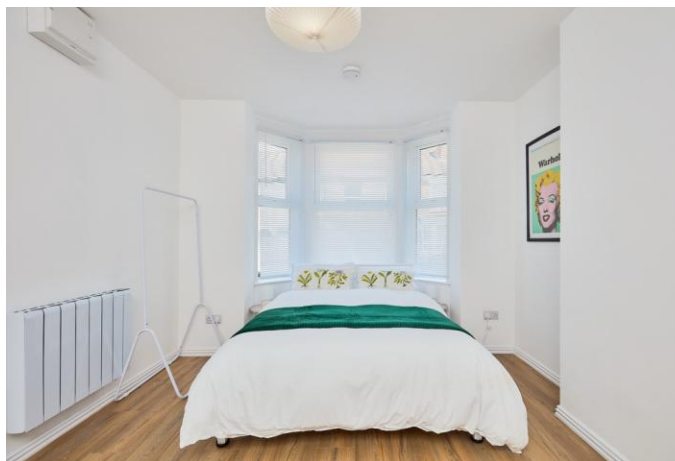
GROUND FLOOR APARTMENT

LIVING ROOM

14' 2" x 13' 6" (4.32m x 4.11m)

BEDROOM







10' 8" x 14' 7" (3.25m x 4.44m)

KITCHEN

9' 2" x 7' 4" (2.79m x 2.24m)

SHOWER ROOM

7' 3" x 4' 1" (2.21m x 1.24m)

COURTYARD

FIRST FLOOR APARTMENT

LIVING ROOM

15' 3" x 13' 11" (4.65m x 4.24m)

LANDING

5' 2" x 22' 1" (1.57m x 6.73m)

BEDROOM

13' 7" x 8' 8" (4.14m x 2.64m)

KITCHEN

6' 10" x 9' 5" (2.08m x 2.87m)

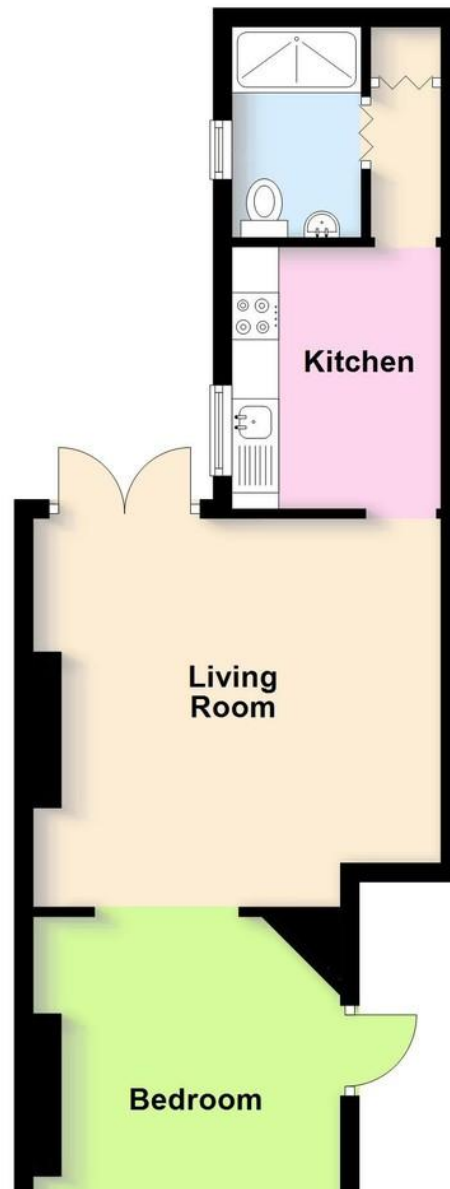
SHOWER ROOM

3' 11" x 7' 11" (1.19m x 2.41m)



Ground Floor

Approx. 42.5 sq. metres (457.8 sq. feet)



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| 92-100 A | | |
| 81-91 B | | |
| 69-80 C | | |
| 55-68 D | 68 | 72 |
| 39-54 E | | |
| 21-38 F | | |
| 1-20 G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

16a

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| 92-100 A | | |
| 81-91 B | | |
| 69-80 C | | 75 |
| 55-68 D | | |
| 39-54 E | 51 | |
| 21-38 F | | |
| 1-20 G | | |
| Not energy efficient - higher running costs | | |

16c