



EDWARD KNIGHT
ESTATE AGENTS

FLAT 12 PEACOCK HOUSE, 69 NEWBOLD ROAD, RUGBY, CV21 2ND

OFFERS OVER £115,000





PROPERTY SUMMARY

This charming converted top floor apartment is perfectly positioned within walking distance of Rugby town centre and the mainline railway station, making it an excellent choice for commuters, first-time buyers, or investors.

The property features a welcoming entrance hall, a bright and spacious open-plan lounge, kitchen and dining area complete with integrated appliances, a comfortable double bedroom, and a modern shower room. With the added benefits of a secure intercom entry system, uPVC double glazing and efficient electric central heating, this home offers both convenience and comfort.

Offered with no onward chain, this apartment represents an outstanding opportunity to step onto the property ladder or add to an investment portfolio. EPC rating D.

LOCATION

Newbold Road enjoys a prime position in the heart of central Rugby, offering exceptional convenience for both commuters and local residents. This sought-after residential area is ideally situated within a short walking distance of Rugby town centre, where a wide array of shopping facilities, including well-known high street retailers and independent boutiques, can be found. The area also boasts an impressive selection of bistros, restaurants, and artisan coffee shops, making it a vibrant and desirable place to live.



The property is particularly well-positioned for families seeking access to excellent educational institutions. Within a ten-minute walk lies the highly regarded Lawrence Sheriff School for boys, as well as the prestigious Rugby School – renowned globally for its academic excellence and historical significance. Rugby High School for girls, along with a broad selection of well-rated state and independent schools, is also easily accessible within a short drive from the town centre.

Rugby's strategic location makes it an ideal base for commuting. The property is just a three-minute walk from Rugby Railway Station, which provides direct services to London Euston in approximately 50 minutes, making it particularly attractive for professionals working in the capital. In addition, the town benefits from excellent connectivity to the national motorway network, with the M1, M6, M40 and M45 all within easy reach. These road links offer quick and convenient access to key regional destinations including Birmingham, Coventry, Northampton, and Leamington Spa.

This central location successfully combines the charm of a historic market town with modern connectivity and educational excellence, making Newbold Road a standout choice for a wide range of discerning buyers.



ENTRANCE HALL

LOUNGE/KITCHEN/DINING ROOM

18' 11" x 17' 2" (5.77m x 5.23m)

BEDROOM

12' x 14' 5" (3.66m x 4.39m)

SHOWER ROOM

LEASE DETAILS

Service Charge: £1512 per annum

Ground Rent: £100 per annum

Lease Length: 125 years from 1st January 2017



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	63 D
39-54	E		
21-38	F		
1-20	G		