



EDWARD KNIGHT  
ESTATE AGENTS

FLAT 1, 1 PARK ROAD, RUGBY, CV21 2QU

£130,000





## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this two bedroom ground floor apartment conveniently located within easy walking distance of Rugby Town Centre and Railway station. Having an allocated off-road parking space, the accommodation briefly comprises: entrance hall, open plan living kitchen diner, two double bedrooms and refitted shower room. The property further benefits from electric fired central heating, uPVC double glazing and secure intercom entry.

Viewings for this property are strictly by appointment with Edward Knight's Regent Street office and would be an ideal first time/investment purchase.

## PROPERTY LOCATION

This property is ideally located in the heart of Rugby town centre, with picturesque views overlooking Caldecott Park. It is just a short walk from the town's main shopping areas, leisure facilities, and a wide range of local amenities. Rugby offers a blend of high street and independent retailers, along with an excellent selection of bistros, restaurants, and coffee shops.



The property is within a five-minute walk of the prestigious Lawrence Sheriff Grammar School for Boys and the world-renowned Rugby School.

Rugby High School for Girls and a number of well-regarded state and independent schools are also easily accessible by car.

Rugby boasts excellent transport links, making it an ideal location for commuters. Rugby Railway Station is just a five-minute walk away, offering direct trains to London Euston in under 50 minutes.

The town is also well-connected by road, with the M1, M6, M40, and M45 motorways all within easy reach, providing convenient access to nearby towns and cities including Birmingham, Coventry, Leamington Spa, and Northampton.

#### GROUND FLOOR

#### COMMUNAL HALLWAY

#### ENTRANCE HALL

#### BEDROOM ONE

12' 5" x 10' 4" (3.78m x 3.15m)

#### BEDROOM TWO

12' 4" x 9' 7" (3.76m x 2.92m)

#### SHOWER ROOM

6' 6" x 5' 8" (1.98m x 1.73m)

#### OPEN PLAN LIVING/KITCHEN/DINING ROOM

22' 7" x 10' 8" reducing to 9' 3" (6.88m x 3.25m)

#### ALLOCATED PARKING SPACE

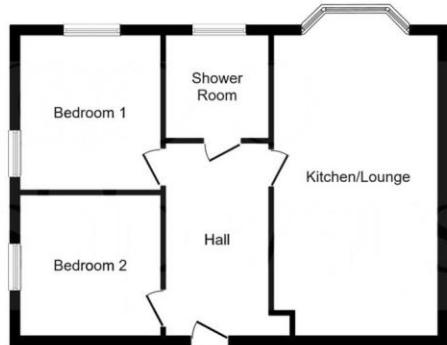
#### AGENTS NOTES

The property is LEASEHOLD. There are approximately 120 years remaining. The current service charge is £1,722.00 per annum. The current ground rent is £100 per annum.









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