



EDWARD KNIGHT
ESTATE AGENTS

FLAT 10 , HARVON GARTH, CAMBRIDGE STREET, RUGBY, CV21 3FH

£105,000





PROPERTY SUMMARY

Beautifully Presented One-Bedroom Top-Floor Apartment Near Rugby Station
Edward Knight are proud to bring this top-floor apartment offering a stylish, comfortable living in a prime location just minutes from Rugby station. Ideal for first-time buyers, commuters, or investors, it combines modern design with privacy and convenience.

Entrance and Layout

Accessed via a private entrance this home provides a sense of exclusivity and peace. A bright hallway leads to the bedroom, bathroom, and a spacious open-plan kitchen, living, and dining area.

Bedroom

The double bedroom has been freshly decorated in soft neutral tones and fitted with carpeting, creating a warm, restful retreat with ample space for furnishings.

Bathroom

The contemporary bathroom features a sleek WC, washbasin, and bath with overhead shower and glass screen. Laminate flooring adds a clean, practical finish.

Kitchen/Living/Dining Area

Flooded with natural light and offering views across Rugby, the open-plan living space includes a modern kitchen with integrated oven, electric hob, and generous cupboard storage. The adjoining dining and sitting areas are perfect for relaxing or entertaining, unified by laminate and carpet flooring for a cohesive look.



Additional Features

Modern electric heating ensures energy-efficient comfort, and the property benefits from a designated parking space-a valuable asset in this central location.

LOCATION

Just a short walk from Rugby station, with frequent trains to London Euston, this property is ideal for commuters. The town centre's shops, restaurants, and amenities are also within easy reach.

LIVING DINER

22' 09" x 9' (6.93m x 2.74m)

BEDROOM 1

8' 02" x 14' 04" (2.49m x 4.37m)





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