

CAMBRIDGE STREET, RUGBY, CV21

£85,000 | 1 Bed Flat - Purpose Built

BELVOIR!



We are pleased to offer this 1 bedroom purpose built apartment in Cambridge Street, Rugby - that comes with 1 allocated parking space. This is a great location for walking access either to the town centre, or the mainline railway station.

The apartment comprises an open kitchen / living room, a double bedroom, and a bathroom.

This is a leasehold property. The owner advises there are 78 years remaining and total charges are circa £1600 per annum including £100 of ground rent.

INVESTING? Our experienced and respected Rugby lettings team says this apartment will rent for £750PCM.

COUNCIL TAX BAND: A

- FIRST FLOOR APARTMENT
- ALLOCATED PARKING
- GAS HEATING
- EPC C RATED
- CONVENIENT LOCATION

Draft Details.

At the time of print, these particulars are awaiting approval from the vendor(s).

Disclaimer.

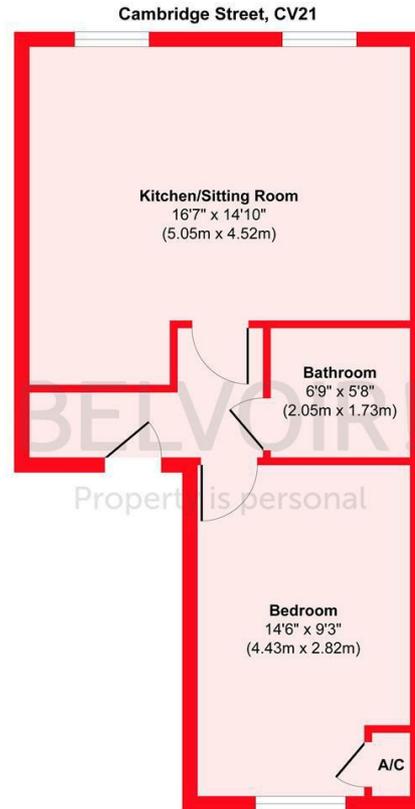
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Floor Plan
Approx. Gross Internal Floor Area 445 sq. ft / 41.40 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

