

## MARKET PLACE, RUGBY, CV21

£109,995 | 1 Bed Flat

# BELVOIR!



Belvoir is pleased to offer this centrally located 1 bedroom apartment with a long lease in Rugby town centre. It is situated on the second floor of a recently converted building (no parking) and is offered to the market in very good internal condition.

It comprises an open plan kitchen / living room, a double bedroom, and a shower room.

If you're investing, the property can be bought already tenanted - there is a successful tenancy in there currently with the tenant paying £660PCM. This lease a leasehold property. There are over 900 years remaining on the lease and the owner advises annual charges are roughly £1700.00

- Very Central Location
- 1 Bed on 2nd Floor
- Long Lease of Over 900 years
- Available tenanted if required
- Good internal order

COUNCIL TAX BAND: A

**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.

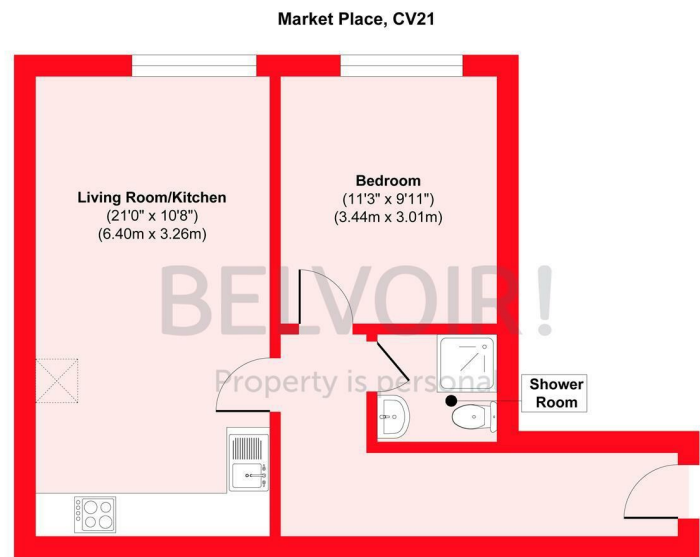


MARKET PLACE, RUGBY, CV21

£109,995 | 1 Bed Flat

BELVOIR!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	72
(81-91) B		
(69-80) C		
(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



Approx. Gross Internal Floor Area 473 sq. ft / 43.99 sq. m  
Illustration for identification purposes only. Measurements are approximate, not to scale.  
Produced by Elements Property

