



## 2 bed block of apartments to buy in CV21

Northcote Road, Rugby, Warwickshire, CV21 2EJ

**£160,000** Starting Bid

 x 2  x 1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

0121 661 8465  
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We are delighted to present an excellent investment opportunity to acquire two FREEHOLD, fully converted one-bedroom apartments, each benefiting from off-road parking and ideally situated within a quiet cul-de-sac on the outskirts of Rugby town centre.

These well-proportioned ground and first-floor apartments are offered to the market with long-term tenants in situ, making them an attractive proposition for investors seeking immediate rental income. While the properties would benefit from a programme of modernisation, they offer significant potential to enhance both capital value and rental yield.

Both apartments provide similar accommodation of comparable size, comprising an entrance hall, a spacious living room, a generously sized double bedroom, a bathroom, and a kitchen. The layout of each unit has been thoughtfully designed to maximise space and functionality, appealing to a broad range of tenants.

**LOCATION** The property is superbly located within comfortable walking distance of Rugby town centre, offering an excellent mix of High Street brands and independent retailers, as well as a wide choice of bars, restaurants, and leisure facilities. Rugby railway station is also within walking distance and provides frequent direct services to London Euston in under 50 minutes, making this an ideal location for commuters.

The property benefits from excellent transport links, with easy access to major road networks including the M6, M1, A5, and A45, allowing for convenient travel throughout the region. The area is well served by a range of junior and senior schools, including the highly regarded Lawrence Sheriff Secondary School, which is just a short walk away. Rugby railway station is approximately 1.7 miles away, Elliott's Field Retail Park is around 1.2 miles away, and M6 Junction 1 is approximately 5 miles from the property.

### GROUND FLOOR APARTMENT

#### ENTRANCE

#### INNER HALL WAY

LIVING/DINING ROOM 17' 1" x 14' 10" (5.21m x 4.52m)

BEDROOM 12' 9" x 10' 9" (3.89m x 3.28m)

KITCHEN 14' 10" x 8' 6" (4.52m x 2.59m)

BATHROOM

FIRST FLOOR APARTMENT

ENTRANCE HALL, STAIRS & LANDING

LOUNGE/DINING ROOM 17' 4" x 14' 10" (5.28m x 4.52m)

KITCHEN 9' 8" x 8' 6" (2.95m x 2.59m)

BEDROOM 12' 9" x 11' 11" (3.89m x 3.63m)

BATHROOM 7' 3" x 5' 6" (2.21m x 1.68m)

COUNCIL TAX Band A

PARKING

OUTSIDE Shared off-road parking available.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £160,000

Property Type: Block of Apartments

Parking: Off Street

Year built: 1900

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid


Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Northcote Road, Rugby, Warwickshire, CV21 2EJ

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465, midlands@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

