



81 SOUTH STREET

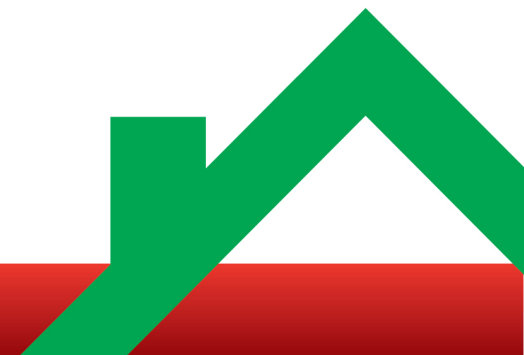
RUGBY
WARWICKSHIRE
CV21 3SF

£280,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this four bedroom end of terraced multi let investment opportunity situated on a corner position within a popular residential location on the outskirts of Rugby town centre. The property is of standard brick built construction with a tiled roof and all mains services are connected.

There are a range of local amenities to include a parade of local shops and stores, hot-food takeaways, public houses, schooling for all ages and a recreational park. A more comprehensive range of facilities are available in nearby Rugby town centre and the popular Junction One and Elliott's Field retail parks are only a short drive away.

The property is ideally located and within walking distance of Rugby railway station which operates a mainline intercity service to Birmingham New Street and London Euston within an hour. There is easy commuter access to the M1, M6, A5 and A14 Midland road and motorway networks.

In brief, the accommodation comprises of a communal entrance hall and communal kitchen/dining room with flat numbers one and two each comprising of a double bedroom and an en-suite shower room.

To the first floor, flat number three comprises of a double bedroom and en-suite shower room and flat number four comprises of a double bedroom with kitchenette and en-suite shower room.

The property benefits from gas fired central heating to radiators and double glazing.

Externally, there is a communal low maintenance courtyard area to the rear.

Early viewing is highly recommended and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 99 m² (1065 ft²).

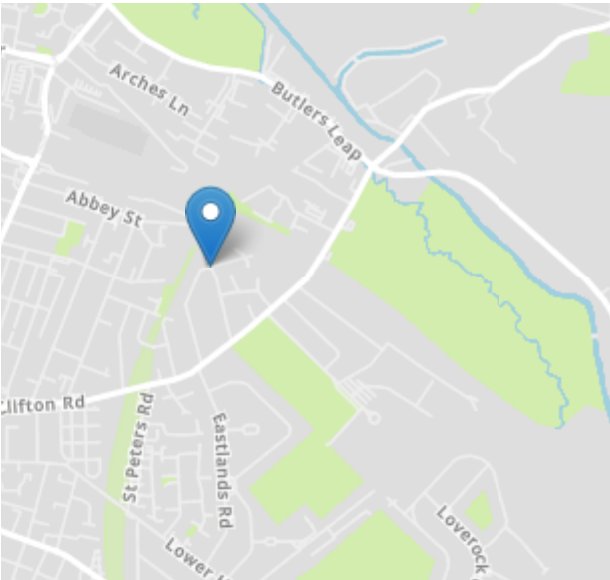
Current Rental Income:

- Flat 1 - currently let at £675 pcm
- Flat 2 - currently let at £675 pcm
- Flat 3 - currently let at £675 pcm
- Flat 4 - currently let at £725 pcm

All Utility Bills are included.
Potential Gross Monthly Income: £2750
Potential Gross Annual Income - £33,000
Potential Net Monthly Rental Income £2199.38

KEY FEATURES

- A Four Bedroom End of Terraced Multi Let Opportunity
- Refurbished to a High Standard
- Tenants In-Situ
- Close to Rugby Town Centre and Railway Station
- Gas Fired Central Heating to Radiators
- Upvc Double Glazing
- Net Yield of 8.2%
- Early Viewing is Highly Recommended and No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

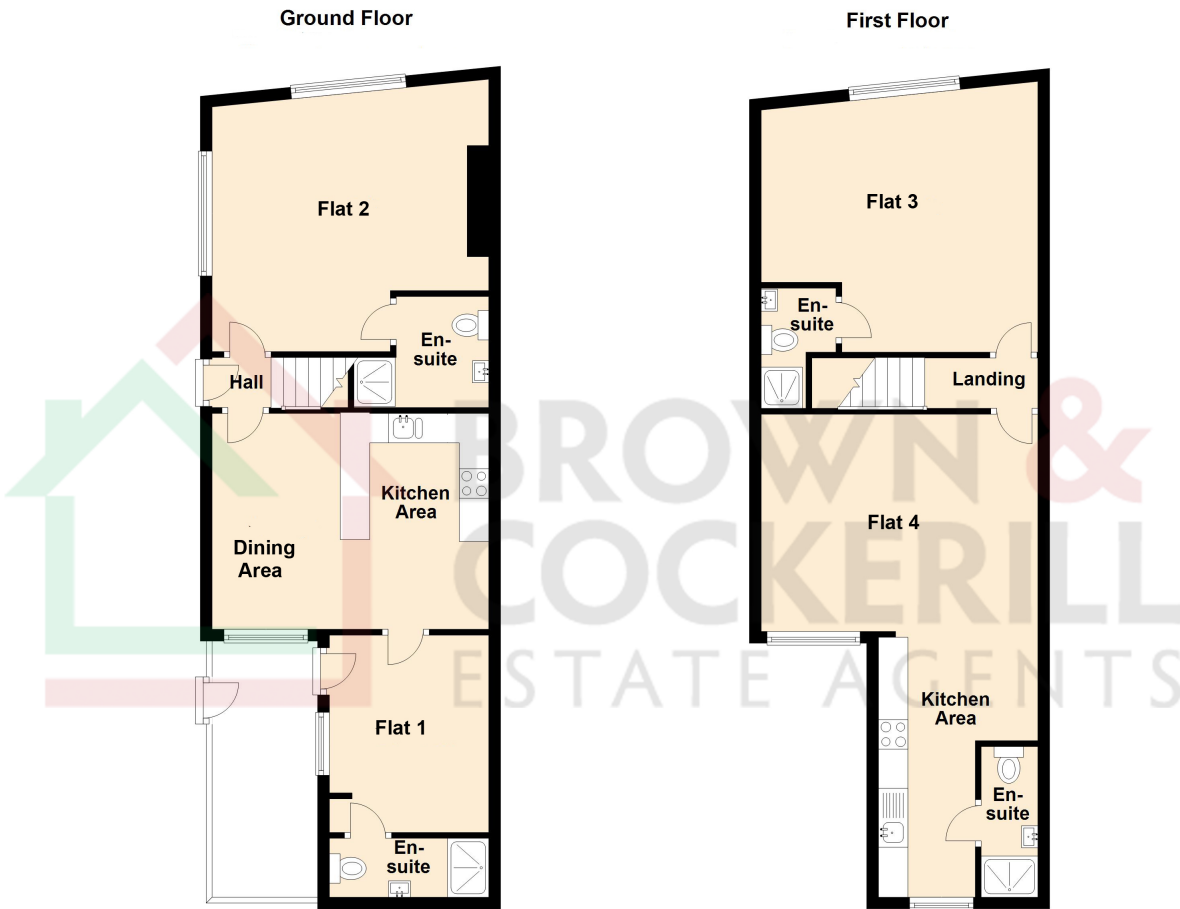
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

ROOM DIMENSIONS

- Ground Floor**
Kitchen/Dining Room
13' 7" x 11' 4" (4.14m x 3.45m)
Flat 1
14' 3" x 8' 7" (4.34m x 2.62m)
En-Suite Shower Room
8' 6" x 3' 1" (2.59m x 0.94m)
Flat 2
14' 2" maximum x 10' 3" maximum (4.32m maximum x 3.12m maximum)
En-Suite Shower Room
6' 4" x 3' 2" (1.93m x 0.97m)
Flat 3
14' 3" maximum x 13' 3" maximum (4.34m maximum x 4.04m maximum)

- En-Suite Shower Room**
7' 6" x 3' 2" (2.29m x 0.97m)
Flat 4
Bedroom Area - 14' 6" x 13' 7" (4.42m x 4.14m)
Kitchen Area - 10' 5" x 5' 2" (3.17m x 1.57m)
En-Suite Shower Room
7' 6" x 3' 2" (2.29m x 0.97m)

FLOOR PLAN



IMPORTANT INFORMATION
We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.