



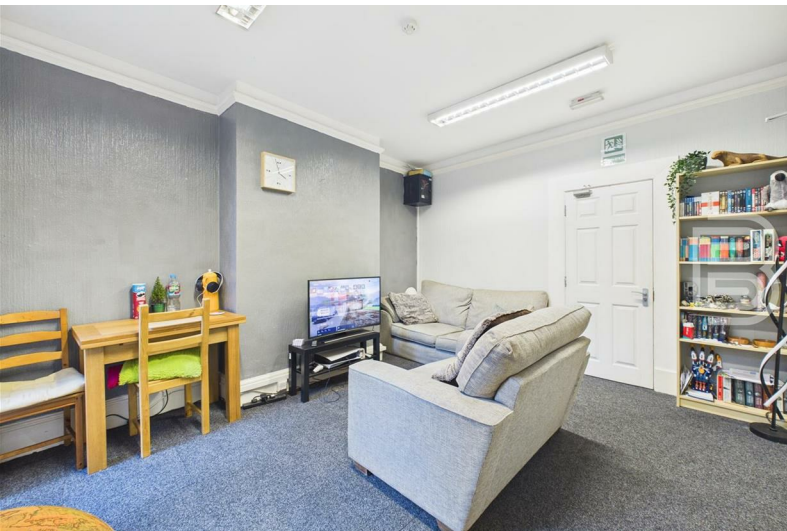
# Ellis Brooke



## 54 Regent Street

, Rugby, CV21 2PS

**Guide price £335,000**



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## Entrance Hall

4'1" x 8'8" (1.26m x 2.65m)

Accessed through a wooden front door with stained glass window. The entrance hall has a doorway which gives access through to.

## Hallway

The hallway has stairs that rise to the first floor landing and gives access to a useful under stairs storage cupboard. There is a door giving access to the ground floor apartment further door giving access to.

## Inner Hallway

With the door giving access through to.

## Communal Kitchen

The kitchen comprises of a range of base and eye-level units with a complementary worktop over. To the side elevation there is a door giving access to the outside along with a window. To the rear elevation there is a further window. From the kitchen there is a door which gives access through to.

## Communal W/C

With a low-level flush WC and wash hand basin.

## Ground Floor - Apartment

The ground floor apartment accommodation comprises; Living Room, Kitchen, Bedroom and Ensuite. The current owner advises this achieves a rental income of £185 per week (bills included).

## Apartment - Living Room

11'10" x 13'8" (3.62m x 4.18m)

The living room has double opening doors to the

rear elevation giving access to the courtyard garden. From the living room there are doors which give access through to.

## Apartment - Kitchen

5'9" x 11'11" (1.76m x 3.65m)

The kitchen comprises a range of base level units with a complementary worktop over. To the side elevation there is a window providing natural light.

## Apartment - Bedroom

13'3" x 8'11" (4.06m x 2.72m)

A double bedroom with a bay window to the front elevation.

## Apartment - Ensuite

6'3" x 4'3" (1.93m x 1.31m)

The en suite comprises of a low-level flush WC, wash hand basin and shower cubicle.

## 1st Floor Landing

The first floor landing has doors which give access to all three of the ensuite double bedrooms. Access to the loft is available via a loft hatch.

## Room 1 and Ensuite

11'5" x 12'4" (3.49m x 3.76m)

Comprising of a Entrance Hall, Double Bedroom, Single Bedroom/Office and Ensuite. The current owner advises this room achieves £145 per week (bills included).

## Room 2 and Ensuite

12'4" x 13'11" (3.76m x 4.26m)

Comprising a Double Bedroom and Ensuite. The current owner advises this room achieves £130 per week (bills included).

### Room 3 and Ensuite

9'10" x 15'5" (3.01m x 4.72m)

Comprising a Double Bedroom and Ensuite. The current owner advises this room could achieve £145 per week (bills included).

### Garden

To the rear/side of the property is a small courtyard garden which has been laid to paving throughout. From the courtyard there is gated access to the driveway which is found to the rear of the building.

### Parking

To the rear of the property there are two parking spaces available which are accessed from Regent Place

### Gross Income

We have been advised by the current owners as to the potential gross income at full occupation. This breaks down to:

Apartment - £185 per week (Bills included) - Currently Occupied

Room 1 - £145 per week (Bills Included) - Currently Occupied

Room 2 - £130 per week (Bills Included) - Currently Occupied

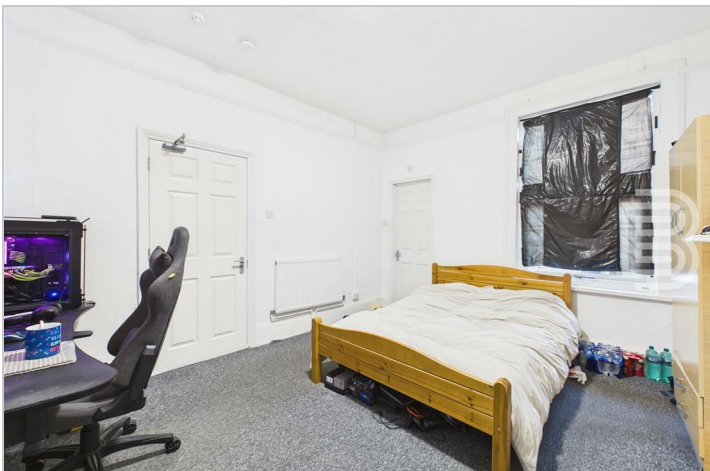
Room 3 - £145 per week (Bills Included) - Currently Vacant

Purchasers should make their own enquiries as to the potential income possibilities.

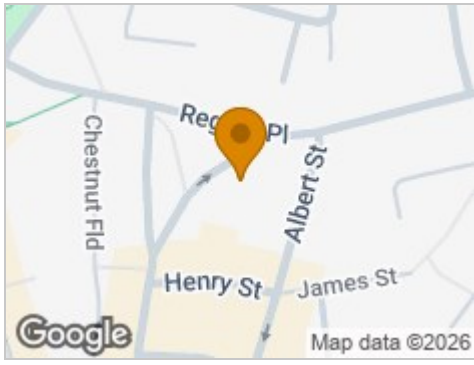
The property can be sold with tenants in situ or with vacant possession.

### Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



## Road Map



## Hybrid Map



## Terrain Map



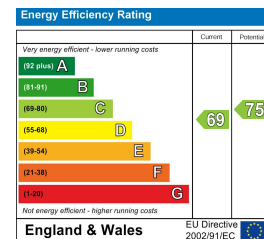
## Floor Plan



## Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.



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