

5 Monarch House 16a  
Regent Street  
Rugby  
CV21 2PY



# 5 Monarch House 16a Regent Street

£100,000

## Living Space

This open-plan living space is bright and spacious, featuring high ceilings and two windows that flood the room with natural light. The room offers ample space for both seating and dining areas, with warm wood-effect flooring that adds a welcoming touch. A staircase leads up to a mezzanine level, providing additional space that can be used flexibly to suit your needs.

## Bedroom

This bedroom is a generous size with a long, narrow layout and a small window that lets in natural light. The neutral carpeting and pale walls create a blank canvas ready for personal touches. The room is practical and would accommodate bedroom furniture comfortably while maintaining an open feel.

## Kitchen Area

The kitchen area is integrated into the living space, fitted with modern units in a neutral shade and contrasting dark worktops. It includes essential appliances such as an electric oven and hob, with space allocated for a fridge. The wood-effect flooring continues here, maintaining a cohesive look with the living area.

## Shower Room

The shower room is compact yet efficiently designed, featuring a corner shower enclosure with curved glass doors, a modern toilet, and a small wash basin set into a vanity unit. The colour scheme is neutral and the flooring is practical, making good use of the available space.

## Mezzanine

This versatile loft or mezzanine space is carpeted and features a window that provides natural light. The ceiling slopes gently, adding character and a cosy atmosphere while offering additional space above the main room.

## Rugby Town Overview

Rugby is a historic market town located in the county of Warwickshire, England. Best known as the birthplace of the sport of rugby football, the town is steeped in heritage and character. It lies on the eastern edge of Warwickshire, near the borders of Northamptonshire and Leicestershire, and is well connected by road and rail, including a major railway junction on the West Coast Main Line.

One of the town's most iconic landmarks is Rugby School, founded in 1567, which gained international fame thanks to the legend of William Webb Ellis—said to have invented the game of rugby by picking up a football and running with it during a match in 1823. Today, the school continues to play a central role in the town's identity.

Beyond its sporting legacy, Rugby has a rich industrial history, particularly in engineering and railways, and it grew significantly during the 19th century. Modern Rugby combines its heritage with a vibrant town centre, green open spaces like Caldecott Park, and a range of amenities and cultural offerings.

Rugby is also known for its diverse community and serves as an important economic and transport hub in the region. Whether for its contributions to sport, its historic architecture, or its dynamic community, Rugby holds a unique place in both local and national history.

## About The Agent

Founded in 2008, Cadman Homes is a dedicated family-owned and operated property specialist that has proudly served the local community for more than 17 years. Our commitment to traditional values guides our straightforward, no-nonsense approach, ensuring our clients receive honest and reliable service. We are passionate about supporting local businesses and believe in fostering community connections. To best meet your unique needs, we offer a comprehensive range of tailored marketing strategies designed to effectively showcase your property and reach potential buyers. If you have any questions or would like to discuss your property needs, don't hesitate to call us. One of our friendly team members is ready to assist you:





TOTAL APPROX. FLOOR AREA 469 SQ.FT. (43.6 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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Local Authority

Council Tax Band

A

EPC Rating

C

Directions

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	77
(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>			
England & Wales		EU Directive 2002/91/EC	



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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