



**EDWARD KNIGHT**  
ESTATE AGENTS

1 BLOSSOM WAY, RUGBY, WARWICKSHIRE, CV22 5LN







### PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to offer to the market this well presented 50% SHARED OWNERSHIP home. Located on a quiet street with mature surroundings, this property benefits greatly from its proximity to both Rugby's town centre, Hillmorton and its variety of schooling for all ages. The accommodation includes an entrance hall, spacious lounge, kitchen dining room, rear lobby, ground floor cloakroom, two bedrooms and a family bathroom.

### LOCATION

Positioned on a quiet road in the Southfields area which is well served by a variety of good schooling, Rugby Town Centre, Rugby Railway Station and various other amenities.



## GROUND FLOOR

The ground floor accommodation is both bright and airy, there is an entrance hall which leads into a spacious lounge with double glazed window overlooking the fore garden. The kitchen diner occupies the back of the property and overlooks the private rear garden. There is a rear lobby which leads onto the patio and also a ground floor cloakroom.

## FIRST FLOOR

The landing has a window to the side of the property and access to two double bedrooms and a family bathroom. The bathroom has a white sweet with shower over the bath, bedrooms two overlooks the rear garden and bedroom one has two windows overlooking the fore garden and tree lined street beyond.

## OUTSIDE

Th fore garden has a lawned space and pathway leading to the front door, there is ample parking for two vehicles and gated access at the side of the property leading to the rear garden. The rear garden is private and of a low maintenance design with a slabbed patio space and artificial grass.

## OWNERSHIP DETAILS

The current owners currently own 50% share via Orbit Housing Group and the charges are as follows - Monthly Rent £279.06 Monthly Service Charge £44.98  
Total £324.04 including Buildings Insurance Costs









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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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