



EDWARD KNIGHT
ESTATE AGENTS

FLAT 7, ALULA HOUSE, 321A HILLMORTON ROAD, HILLMORTON, RUGBY, CV22 5EZ

£175,000





PROPERTY SUMMARY

A fantastic opportunity to purchase a beautifully presented, second floor luxury apartment in this modern energy efficient development in the heart of Rugby's most desirable suburb, Hillmorton.

The attractive apartment block contains nine spacious properties set over three floors with allocated off-road parking and pristine, spacious communal entrances. Added benefits include on site electric car charging stations, automatic lighting and fitted Videx secure intercom system.

The well-appointed accommodation is finished to a high standard and briefly comprises: entrance hall, open plan living/kitchen/dining room with appliances, two double bedrooms with wardrobes and a shower room. Further benefits include electric central heating, uPVC double glazing, secure intercom entry, an off-road parking space and the use of a communal garden with clothes drying area and bike store. Energy rating C.



LOCATION

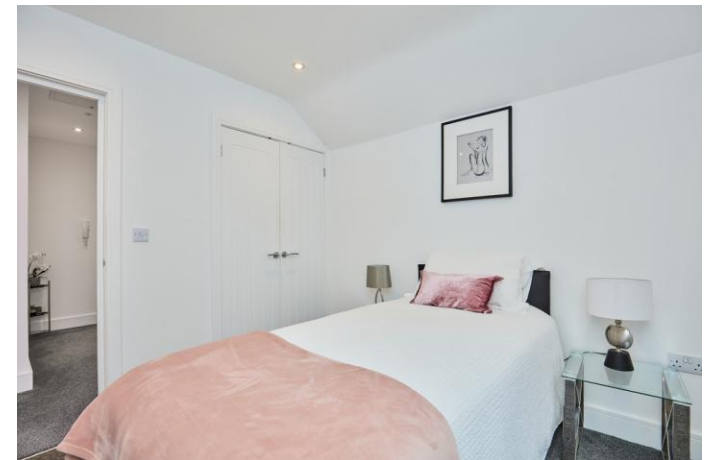
This property is located within a quiet cul de sac just off the sought after Hillmorton Road in the heart of one of Rugby's most desirable residential location, The Paddox Estate. Hillmorton boasts a range of amenities and shops to include a hotel, public houses, post office, supermarkets (Sainsburys & Aldi being a stones throw away), hardware store, pharmacy, beauticians, hairdressers, veterinary, and a range of eateries and bespoke stores, all of which are on the door step of this property.

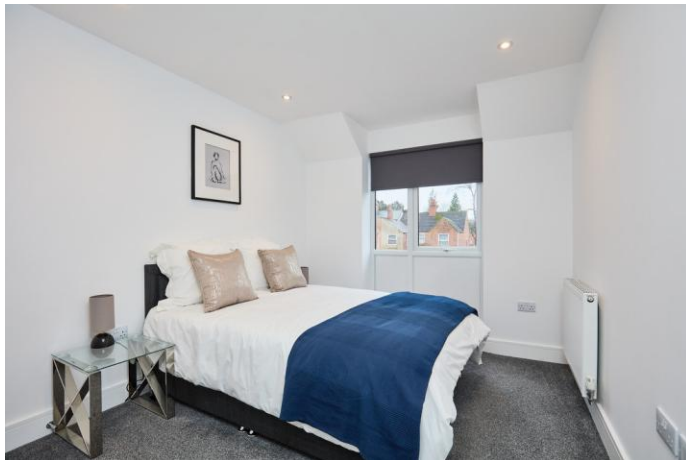
Schooling includes the ever popular Ashlawn School, Lawrence Sheriff grammar school and outstanding Ofsted rated Hillmorton Primary School, Paddox Primary School, Abbotts farm Infant & Junior School and English Martyrs Catholic Primary School. The world-famous Rugby School is also a short drive away, as is Rugby town centre which offers a growing and diverse range of independent shops, bars, takeaways and restaurants with a recent boom in independent food outlets offering world cuisine.

Walkers will benefit greatly from this property's location, situated on the edge of Hillmorton and its vast ongoing countryside. There are an array of public footpaths and beautiful cross-country walks on offer as well as Hillmorton's 'Locks' which is a pretty canal side location where you can enjoy refreshments and begin exploring the lengthy canal sidewalks on offer.

This property is less than 2 miles from Rugby railway station and 50 minutes from London by train.







ENTRANCE HALL

OPEN PLAN LIVING KITCHEN DINER

21' 3" x 9' 9" (6.48m x 2.97m) L-Shape Max
Measurement

BEDROOM ONE

10' 3" x 9' 1" (3.12m x 2.77m)

BEDROOM TWO

9' 2" x 9' 2" (2.79m x 2.79m)



SHOWER ROOM

COMMUNAL AREAS

One off-road parking space in the car park to the front of the building.

Secure intercom entry into the block with stairs rising to all floor.

Communal garden located at the rear of the building with a bike store and clothes drying area.





14 Regent Street, Rugby,
Warwickshire, CV21 2PY

www.edwardknight.co.uk
sales@edwardknight.co.uk
01788 543222

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.