



**EDWARD KNIGHT**  
ESTATE AGENTS

FLAT 12, MORTON COURT, HILLMORTON ROAD, RUGBY, CV22 5HF

£152,500







### PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to offer for sale this unique opportunity to purchase a spacious second floor apartment in one of Rugby's most desirable locations. This property benefits greatly from its location, situated just opposite the Paddox Parade and all of its amenities on offer.

Morton Court is a quiet, well established residential block of larger than average apartments with beautifully maintained grounds, an in and out drive way which also provides off road parking, a single integrated garage and a separate store room for each property which can be found on the ground level below the apartments.

This property is offered for sale with no onward chain and should be considered an ideal first time, investment or retirement purchase.

### LOCATION

This property is located 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 stone's 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 central London by train.

#### **LEASEHOLD**

Lease has just been renewed for 1000 years.  
Service charge: estimate £280 per quarter. No ground rent charges.







**ENTRANCE HALL**

13' 3" x 6' 8" (4.04m x 2.03m)

**LIVING DINING ROOM**

16' 5" x 13' 2" (5m x 4.01m)

**KITCHEN**

10' 5" x 7' 3" (3.18m x 2.21m)

**BATHROOM**

8' 1" x 6' 8" (2.46m x 2.03m)

**BEDROOM ONE**

13' 3" x 10' 8" (4.04m x 3.25m)

**BEDROOM TWO**

10' 7" x 10' 6" (3.23m x 3.2m)

**GARAGE**

## Second Floor

Approx. 67.7 sq. metres (728.6 sq. feet)



Total area: approx. 67.7 sq. metres (728.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		