



EDWARD KNIGHT
ESTATE AGENTS

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

OFFERS OVER £140,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present an exceptional opportunity to acquire this generously proportioned second-floor apartment, ideally located in one of Rugby's most sought-after residential areas. While the property would benefit from a programme of modernisation, it offers a rare chance to secure a home with significant potential in a prime setting with garaging.

Positioned directly opposite the Paddox Parade, residents will enjoy the convenience of a wide range of local amenities just a short stroll away, adding to the appeal of this well-situated home.

Morton Court is a well-established and peacefully situated residential development, known for its spacious apartments and meticulously maintained communal grounds. The development features a practical in-and-out driveway with ample off-road parking, alongside a single integrated garage and a private ground-floor storeroom allocated to each apartment-enhancing both convenience and storage options for residents.

Offered to the market with no onward chain, this property represents an excellent prospect for a variety of buyers, whether you're a first-time purchaser, a buy-to-let investor, or seeking a low-maintenance retirement home in a prestigious location.

Early viewing is strongly recommended to fully appreciate the space, potential, and setting on offer.

LOCATION

This property enjoys an enviable position just off the

prestigious Hillmorton Road, nestled in the heart of The Paddox Estate - widely regarded as one of Rugby's most desirable residential areas.

Hillmorton itself offers an excellent range of local amenities within easy walking distance. These include a hotel, several well-regarded public houses, a post office, and a variety of supermarkets, with both Sainsbury's and Aldi conveniently located just a stone's throw away. The area is also well-served by independent retailers and essential services, such as a hardware store, pharmacy, beauticians, hair salons, a veterinary practice, and an array of cafés, takeaways, restaurants, and boutique shops-making day-to-day living both practical and enjoyable.

The area boasts outstanding educational provision, catering to all ages. Nearby schools include the highly regarded Ashlawn School, the prestigious Lawrence Sheriff Grammar School, and several Ofsted-rated 'Outstanding' primaries including Hillmorton Primary School, Paddox Primary School, Abbotts Farm Infant & Junior Schools, and English Martyrs Catholic Primary School. The renowned Rugby School, with its international reputation for excellence, is also just a short drive away.

For leisure and outdoor enthusiasts, the property's location on the edge of Hillmorton provides immediate access to scenic countryside and a network of public footpaths ideal for walking, running, or cycling. Nearby, the picturesque Hillmorton Locks offer a charming canal-side setting with opportunities to enjoy refreshments



and explore the tranquil towpaths of the historic canal network.

Commuters will benefit greatly from the property's excellent transport links. Rugby railway station, located less than 2 miles away, provides fast and frequent services to London Euston in approximately 50 minutes, making this an ideal base for those working in the capital or needing convenient access to national rail networks.

LEASEHOLD



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		