



**EDWARD KNIGHT**  
ESTATE AGENTS

FLAT 1 LILY HOUSE, 321B HILLMORTON ROAD, RUGBY, CV22 5EZ

£185,000







### PROPERTY SUMMARY

We are proud to present a unique opportunity to purchase a modern (energy efficient), ground floor, luxury apartment in the heart of Hillmorton's Paddox Estate.

This stunning two bedroom property is located perfectly in a quiet residential location just off the Hillmorton Road. This block contains six spacious, modern properties set over three floors with allocated off-road parking and pristine, spacious communal entrances. Added benefits include solar panels which contribute towards the energy bills for the apartment, on site electric car charging stations, automatic lighting and fitted Videx secure intercom system.

This property is offered to the market with no onward chain, this property would make the perfect first time, investment or retirement property.

### 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 central London by train.

#### COMMUNAL ENTRANCE HALL

#### ENTRANCE HALL

#### STORAGE CUPBOARD

#### OPEN PLAN LIVING/KITCHEN/DINING ROOM

17' 0" x 16' 10" (5.18m x 5.13m)

#### MASTER BEDROOM WITH BUILT IN WARDROBES



12' 5" x 9' 6" (3.78m x 2.9m)

#### BEDROOM TWO WITH BUILT IN WARDROBES

12' 2" x 7' 9" (3.71m x 2.36m)

#### SHOWER ROOM

6' 10" x 6' 8" (2.08m x 2.03m)

#### LEASEHOLD

Service charges are approximately £700 per annum, this covers building insurance, communal indoor and outdoor electricity, window cleaning,



## Second Floor

Approx. 48.2 sq. metres (518.3 sq. feet)



Total area: approx. 48.2 sq. metres (518.3 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	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		