





#### PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to present for sale this well-positioned and generously proportioned second-floor apartment situated in the highly desirable residential area of Bilton.

This attractive two-bedroom property represents an excellent opportunity, particularly for first-time buyers or investors seeking a reliable and well-maintained home in a popular location. The accommodation comprises a fitted kitchen, a modern bathroom, and two spacious bedrooms, all thoughtfully arranged to maximise space and natural light. Residents will also benefit from off-road parking and enjoy pleasant, unobstructed views over beautifully maintained communal green spaces, providing a tranquil and inviting environment.

Offered with the advantage of no onward chain, this apartment is available for a swift and straightforward purchase, appealing to those looking for a hassle-free transaction. Viewings are strictly by appointment and can be arranged through Edward Knight Estate Agents' Regent Street office in Rugby.



This property combines convenience, comfort, and excellent potential, making it a highly desirable proposition within the current market. Early viewing is strongly recommended to avoid disappointment and offered for sale with no onward chain.

#### LOCATION

Gardeners End is a peaceful and highly sought-after cul-de-sac nestled within the charming and well-



established village of Bilton, located approximately two miles from Rugby town centre. This tranquil location offers residents the perfect blend of suburban calm with immediate access to a wealth of amenities and excellent transport connections.

Bilton itself is ideally situated just a short drive from Rugby's mainline railway station, which provides high-speed rail services to London Euston in under 50 minutes, making it a prime choice for commuters. Road users benefit from convenient access to major routes including the A45, M45, M1, and M6, enabling swift travel to surrounding cities such as Coventry, Birmingham, and Northampton.

Despite its excellent connectivity, Bilton retains much of its original village character and community spirit. The village is centred around a beautiful village green, renowned for its spectacular springtime display of crocuses. Local amenities are abundant, featuring two supermarkets, a doctor's surgery, dentist, chemist, hairdressers, beauty salons, coffee shops and eateries, and a traditional butcher's shop. Residents can also enjoy the welcoming atmosphere of the village's two historic public houses, The George and The Black Horse, as well as four churches, including the stunning 14th-century St. Mark's Church.

Bilton is particularly well-regarded for its exceptional educational provision. Families can choose from Bilton Infant and Junior Schools, along with Bilton School and the Rugby Free Secondary School nearby. Independent schooling options are also available, including the highly respected Crescent School and the prestigious Bilton Grange Preparatory School, both within



easy reach. In addition, the wider Rugby area offers access to several esteemed institutions such as the world-famous Rugby School, Rugby High School for Girls, and Lawrence Sheriff School for boys.

With its quiet, community-oriented cul-de-sac setting at Gardeners End, alongside Bilton's comprehensive amenities, outstanding schools, and superb transport links, this location provides an exceptional lifestyle for families, professionals, and commuters alike.





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