



**EDWARD KNIGHT**  
ESTATE AGENTS

4 RIVERSIDE CORNER, PARKFIELD ROAD, RUGBY, CV21 1EF

£110,000







### PROPERTY SUMMARY

We are pleased to offer this modern two-bedroom first floor apartment for sale, ideally located in a highly sought-after area within easy reach of Rugby town centre, excellent local amenities, reputable schools, and convenient access to the national motorway network and major road links.

The property features a welcoming entrance hall leading to a spacious open-plan lounge and kitchen, creating an ideal space for modern living. There are two bedrooms, the first benefiting from built-in storage, along with a contemporary bathroom fitted with a shower over the bath. Additional features include electric storage heating, uPVC double glazing, a secure intercom entry system, and an allocated parking space, all contributing to a comfortable and convenient lifestyle. Offered for sale with no onward chain.

### LOCATION

Newbold-on-Avon is a popular suburb located approximately one mile north-west of Rugby town centre. It offers a selection of local amenities, including a convenience store and takeaway outlets, with a wider range of shopping options available nearby in Rugby town centre, as well as at the out-of-town retail parks, Elliott's Field and Junction One. The area is bordered by natural features such as the River Avon to the south and the Oxford Canal to the north, the latter being home to the well-known canal-side pub, The Barley Mow. Newbold is also well-served by schools, including Riverside Academy (primary) and Avon Valley School and Performing Arts College (secondary), making it an attractive



location for families.

#### ENTRANCE HALL

#### KITCHEN/LIVING AREA

14' 8" x 20' 7" (4.47m x 6.27m)

#### BEDROOM ONE

8' 8" x 11' 0" (2.64m x 3.35m)

#### BEDROOM TWO

11' 1" x 6' 5" (3.38m x 1.96m)

#### BATHROOM

5' 7" x 6' 9" (1.7m x 2.06m)

#### LEASE DETAILS

Lease: 125 years from 2005

Service charge - £1260 PA

Ground rent: £100 PA



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	<b>81 B</b>	<b>84 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

