



EDWARD KNIGHT
ESTATE AGENTS

FLAT 4 LIME HOUSE, 33 MAGNOLIA AVENUE, EDEN PARK, RUGBY, CV21 1UN

£180,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this well presented two bedroom first floor apartment within the popular Eden Park development within Rugby built by CALA Homes. Eden Park is perfect for commuters thanks to the surrounding road and motorway networks to include the M1, M6 and A5 as well as the short journey to Rugby railway station which offers a main line fast service to London Euston in under 50 minutes.

In brief, this spacious accommodation comprises an entrance hall, open plan living/kitchen/dining room with integrated appliances, master bedroom with fitted wardrobes and en-suite shower room, bedroom two with fitted wardrobe and a fitted bathroom. Externally, the property has an allocated parking space. The property benefits from gas central heating to radiators and Upvc double glazing.

Early viewing is essential to appreciate the property on offer and is considered an ideal first time or investment purchase. The property is offered for sale with no onward chain.

PROPERTY LOCATION

Eden Park enjoys a highly sought-after location that offers the perfect balance between convenient connectivity and lifestyle amenities, making it an ideal choice for families, professionals, and commuters alike. Strategically positioned in the northern outskirts of Rugby, this modern development benefits from excellent transport links, with swift access to major road networks including the M1, M6, A5, and A14-making regional and national travel exceptionally convenient.

For those commuting to the capital or other major cities, Rugby's mainline railway station is just a short drive away, providing direct and frequent services to London Euston in under 50 minutes, as well as regular



connections to Birmingham, Coventry, and the wider Midlands.

In addition to its superb connectivity, Eden Park is perfectly placed for enjoying both retail therapy and the great outdoors. Just minutes away lies the ever-popular Elliott's Field Shopping Park-one of Rugby's premier retail destinations. This vibrant, open-air shopping hub boasts a wide selection of major high street brands and household names including Marks & Spencer, Next, Nike, TK Maxx, and River Island, along with numerous dining options such as Nando's, Costa Coffee, and Starbucks, making it a go-to destination for shopping and leisure.

Nature enthusiasts and families will appreciate the close proximity to Swift Valley Nature Reserve, a picturesque 24-hectare park managed by the Warwickshire Wildlife Trust. The reserve offers a peaceful escape with scenic walking trails, diverse wildlife habitats, and open green spaces perfect for outdoor recreation, dog walking, or simply unwinding amidst nature.

Families are also well served by a selection of well-regarded local schools, with both primary and secondary education options available nearby. The area benefits from an established community feel, with local parks, playgrounds, and open spaces enhancing the appeal for those with children.

Whether you're looking for quick commuting options, weekend leisure, high-quality shopping, or peaceful natural surroundings, Eden Park delivers on all fronts-making it one of Rugby's most desirable and well-rounded residential locations.



ENTRANCE HALL

23' 7" x 3' 7" (7.19m x 1.09m)

LIVING/KITCHEN/DINING ROOM

23' 7" x 10' 8" (7.19m x 3.25m)

BEDROOM ONE

10' 3" x 9' 7" (3.12m x 2.92m)

EN-SUITE SHOWER ROOM

6' 4" x 6' 3" (1.93m x 1.91m)

BEDROOM TWO

10' 1" x 7' 1" (3.07m x 2.16m)

BATHROOM

7' 1" x 6' 2" (2.16m x 1.88m)

ALLOCATED PARKING SPACE







AGENTS NOTES

The property is LEASEHOLD. The lease commenced 26/02/2021. There are approximately 995 years commencing. We are advised the current ground rent and service charges are currently £1,251.70 per annum.

IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

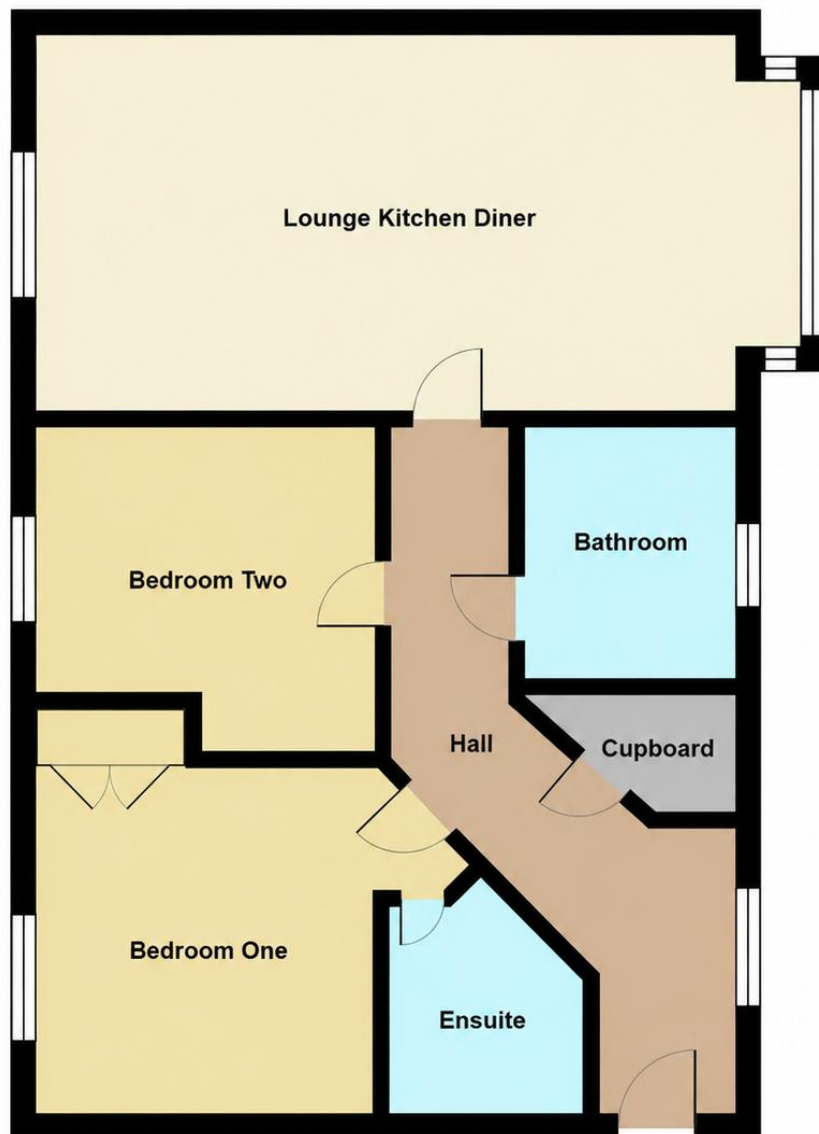
Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		