



EDWARD KNIGHT
ESTATE AGENTS

FLAT 6 ALULA HOUSE, 321A HILLMORTON ROAD, HILLMORTON, RUGBY, CV22 5EZ

£169,950





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this beautifully presented first floor luxury apartment, located within a modern, energy-efficient development in the heart of Hillmorton, one of Rugby's most sought-after suburbs. The property is offered with no onward chain.

The attractive apartment block comprises just nine spacious apartments arranged over three floors, benefitting from allocated off-road parking and immaculate, well-maintained communal entrances. Additional features include on-site electric vehicle charging points, automatic communal lighting and a fitted Videx secure intercom system.

Viewing of this no-chain property is strictly by appointment through Edward Knight's Regent Street office.

The well-appointed accommodation is finished to a high standard and briefly comprises an entrance hall, an open-plan living, kitchen and dining area with integrated appliances, two double bedrooms with fitted wardrobes, and a modern shower room. Further benefits include electric central heating, uPVC double glazing, secure intercom entry, an allocated parking space, and access to a communal garden with clothes drying area and bicycle storage. Energy rating: A.



LOCATION

The property is situated within a quiet cul-de-sac just off the highly sought-after Hillmorton Road, in the heart of one of Rugby's most desirable residential areas, the Paddox Estate. Hillmorton offers an excellent range of local amenities including a hotel, public houses, post office, supermarkets (with Sainsbury's and Aldi just a short walk away), a hardware store, pharmacy, beauticians, hairdressers, veterinary services, along with a variety of eateries and independent boutiques - all conveniently located on the doorstep of the property.

The area is particularly well regarded for its schooling, with popular options including Ashlawn School, Lawrence Sheriff Grammar School, and outstanding Ofsted-rated Hillmorton Primary School. Further nearby schools include Paddox Primary School, Abbots Farm Infant & Junior School and English Martyrs Catholic Primary School. The world-renowned Rugby School is also within easy reach, as is Rugby town centre, which offers a growing and diverse selection of independent shops, bars, cafés, takeaways and restaurants, with a recent surge in high-quality international cuisine.

Outdoor enthusiasts will benefit greatly from the property's location on the edge of Hillmorton, providing easy access to open countryside. The area boasts an array of public footpaths and scenic cross-country walks, along with the popular Hillmorton Locks - a picturesque canal-side setting ideal for refreshments and for exploring the extensive canal towpaths.



The property is conveniently located less than two miles from Rugby Railway Station, offering direct services to London Euston in approximately 50 minutes.





ENTRANCE HALL

OPEN PLAN LIVING KITCHEN DINER

21' 3" x 9' 9" (6.48m x 2.97m) L-Shape Max Measurement

BEDROOM ONE

10' 3" x 9' 1" (3.12m x 2.77m)

BEDROOM TWO

9' 2" x 9' 2" (2.79m x 2.79m)

SHOWER ROOM

COMMUNAL AREAS

One off-road parking space in the car park to the front of the building.

Secure intercom entry into the block with stairs rising to all floor.

Communal garden located at the rear of the building with a bike store and clothes drying area.

INFORMATION

Every care has been taken with the preparation of these Sales Particulars. All measurements are approximate. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Under the Estate Agents Act 1979 and the provision of Information Regulations 1991, we are required to make all interested parties aware that the property being advertised is owned by Edward Knight Partners.

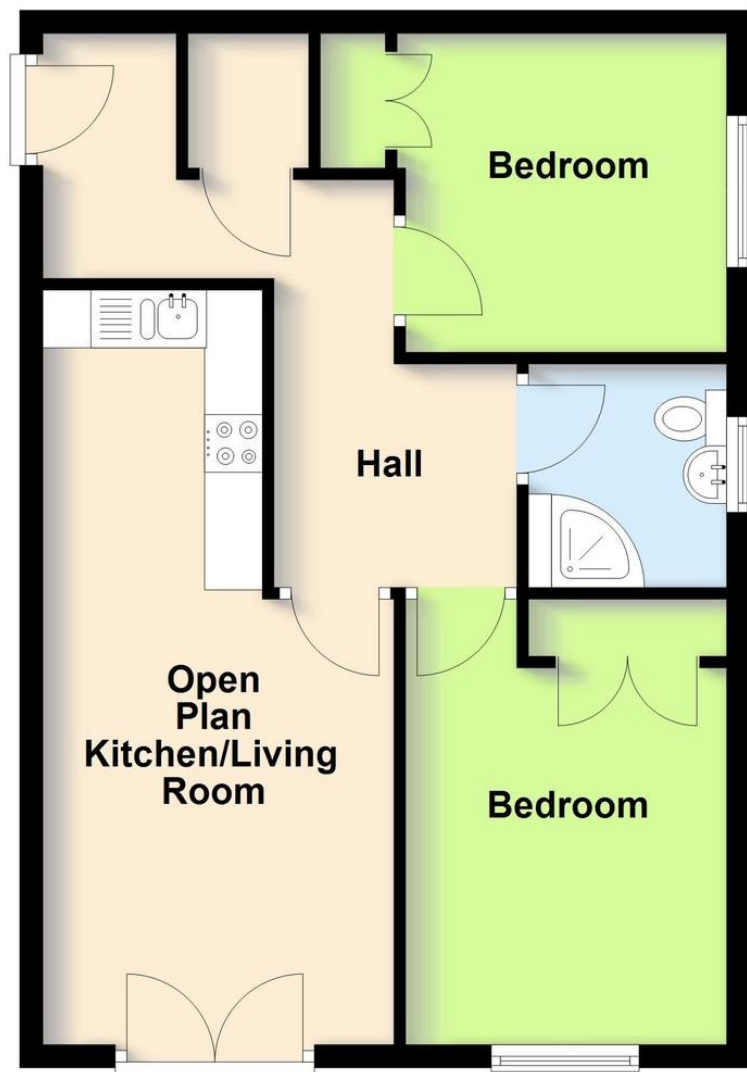
LEASEHOLD

999yr Lease

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

Second Floor

Approx. 51.8 sq. metres (557.6 sq. feet)



Total area: approx. 51.8 sq. metres (557.6 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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		