



**EDWARD KNIGHT**  
ESTATE AGENTS

ABBOTS FARM PARADE, LOWER HILLMORTON ROAD, HILLMORTON, RUGBY, CV21 4AA

£140,000





## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this well-presented two-bedroom flat, offering modern and comfortable living in a highly convenient location. This property is an ideal opportunity for first-time buyers, professionals, or investors alike.

The accommodation comprises of a large entrance hallway, providing a welcoming first impression and additional storage potential. The property features a bright and spacious open-plan kitchen and living area, creating a sociable space that is perfect for both relaxing and entertaining. There are two generously sized bedrooms and a contemporary bathroom fitted with a stylish three-piece suite.

Externally, the flat enjoys the rare advantage of an additional private garden area, offering valuable outdoor space ideal for relaxing, gardening, or entertaining during the warmer months.

Ideally situated close to a range of local amenities, shops, and transport links, the property offers excellent access to nearby towns and commuter routes while still enjoying a peaceful residential setting.



## LOCATION

Situated in the sought-after area of Hillmorton, this property enjoys the convenience of a wide array of local amenities and services just a stone throw away. Residents benefit from a variety of shops and facilities including a hotel, traditional public houses, a post office, supermarkets, a hardware store, a pharmacy, beauty salons, hairdressers, a veterinary practice, and an assortment of independent retailers and bespoke stores. Everything needed for day-to-day living is conveniently on the doorstep.

Hillmorton is particularly popular with families due to its excellent educational options. The area falls within the catchment of the highly regarded Ashlawn School and the prestigious Lawrence Sheriff Grammar School. Additionally, there are several outstanding Ofsted-rated primary schools nearby, including Paddox Primary School, Abbots Farm Infant School, Eastlands Primary School, and English Martyrs Catholic Primary School. The world-renowned Rugby School, one of the oldest independent schools in the UK, is also just a short drive away.

For outdoor enthusiasts and walkers, the location is ideal. Positioned on the edge of Hillmorton, the property offers immediate access to a network of scenic public footpaths and countryside walks. The picturesque Hillmorton Locks along the Oxford Canal provide a tranquil setting for leisurely strolls, refreshments, and extended canal-side explorations.



Commuters will appreciate the property's excellent transport links. Rugby railway station is located less than two miles away, offering direct services to London Euston in approximately 50 minutes, making it a perfect choice for those who work in the capital but seek the calm of a more rural setting.

Viewings are strictly by appointment through Edward Knight Estate Agents' Regent Street office. Please contact the team to arrange your viewing of this home.





**LIVING ROOM/KITCHEN**

14' 6" x 12' 1" (4.43m x 3.70m)

**BEDROOM ONE**

13' 8" x 11' 1" (4.18m x 3.40m)

**BEDROOM TWO**

9' 11" x 11' 8" (3.04m x 3.58m)

**BATHROOM**

**HALLWAY**

**LEASE DETAILS**

Ground Rent- £120 per year

Service Charge- £1560 per year

Length On Lease- 121 years left on lease

### Floor Plan

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Lower Hillmorton , Road, Rugby

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	46 E	
21-38	F		
1-20	G		