



EDWARD KNIGHT
ESTATE AGENTS

9 GARDEN HOUSE, 61-67 HILLMORTON ROAD, RUGBY, CV22 5AE

£165,000





PROPERTY SUMMARY

A fantastic opportunity to purchase a beautifully presented, second floor apartment in this modern energy efficient development situated on Hillmorton Road.

The well appointed accommodation is finished to a high standard and briefly comprises: entrance hall, open plan living/kitchen/dining room with appliances, two double bedrooms, the master bedroom having an en-suite shower room, and a further shower room. Further benefits include gas fired central heating, uPVC double glazing, secure intercom entry, an allocated off-road parking space via a gated driveway.

The property is considered an ideal investment or first time purchase and viewing is highly recommended to appreciate the property on offer.

LOCATION

The property enjoys a prime position in the heart of central Rugby on Hillmorton Road, offering exceptional convenience for both commuters and local residents. This sought-after residential area is ideally situated within a short walking distance of Rugby town centre, where a wide array of shopping facilities, including well-known high street retailers and independent boutiques, can be found. The area also boasts an impressive selection of bistros, restaurants, and artisan coffee shops, making it a vibrant and desirable place to live.

The property is particularly well-positioned for families seeking access to excellent educational



institutions. Within a ten-minute walk lies the highly regarded Lawrence Sheriff School for boys, as well as the prestigious Rugby School – renowned globally for its academic excellence and historical significance. Rugby High School for girls, along with a broad selection of well-rated state and independent schools, is also easily accessible within a short drive from the town centre.

Rugby's strategic location makes it an ideal base for commuting. The property is just a three-minute walk from Rugby Railway Station, which provides direct services to London Euston in approximately 50 minutes, making it particularly attractive for professionals working in the capital. In addition, the town benefits from excellent connectivity to the national motorway network, with the M1, M6, M40 and M45 all within easy reach. These road links offer quick and convenient access to key regional destinations including Birmingham, Coventry, Northampton, and Leamington Spa.

ENTRANCE HALL

OPEN PLAN KITCHEN/DINING/LIVING ROOM

18' 8" x 10' 11" (5.69m x 3.33m)

BEDROOM ONE

11' 9" x 9' 4" (3.58m x 2.84m)

EN-SUITE SHOWER ROOM

7' 6" x 5' 10" (2.29m x 1.78m)

BEDROOM TWO

11' 1" x 8' 8" (3.38m x 2.64m)

SHOWER ROOM

7' 4" x 6' 0" (2.24m x 1.83m)



ALLOCATED PARKING SPACE

AGENTS NOTES

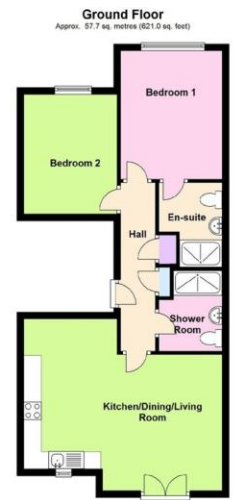
The property is LEASEHOLD. There are approximately 112 years remaining.

The current ground rent is £150 per annum.

The current service charge for the year ending 2026 is currently £702 per annum.







Total area: approx. 57.7 sq. metres (621.0 sq. feet)
Floor plans are for illustration only and should only be used as a guide.
Plan produced using PlanUp.

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