



EDWARD KNIGHT
ESTATE AGENTS

FLAT 2 ALULA HOUSE, 321A HILLMORTON ROAD, HILLMORTON, RUGBY, CV22 5EZ

£169,950





PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present this exceptional ground floor luxury apartment, forming part of an exclusive, energy-efficient development in the heart of Hillmorton—widely regarded as one of Rugby's most desirable residential locations. Offered to the market with no onward chain, this outstanding home is ideal for discerning buyers seeking both style and convenience.

This elegant development comprises just nine generously proportioned apartments, thoughtfully arranged over three floors. Residents benefit from allocated off-road parking and impeccably maintained communal areas, reflecting the quality and care invested throughout. Further enhancements include on-site electric vehicle charging facilities, automatic communal lighting, and a Videx secure intercom entry system, ensuring both comfort and peace of mind.

The apartment itself offers beautifully appointed accommodation, finished to an excellent standard throughout. The interior comprises a welcoming entrance hall leading to a contemporary open-plan living, kitchen, and dining space, complete with integrated appliances—perfect for modern living and entertaining. There are two well-proportioned double bedrooms, both featuring fitted wardrobes, alongside a stylish, modern shower room.

Additional features include efficient electric central heating, uPVC double glazing, secure intercom access, and a designated parking space. Residents also enjoy access to a well-kept



communal garden, complete with a dedicated clothes drying area and bicycle storage.

Energy Rating: A.

Viewings are strictly by appointment via Edward Knight's Regent Street office.

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.

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.

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.

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.

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.

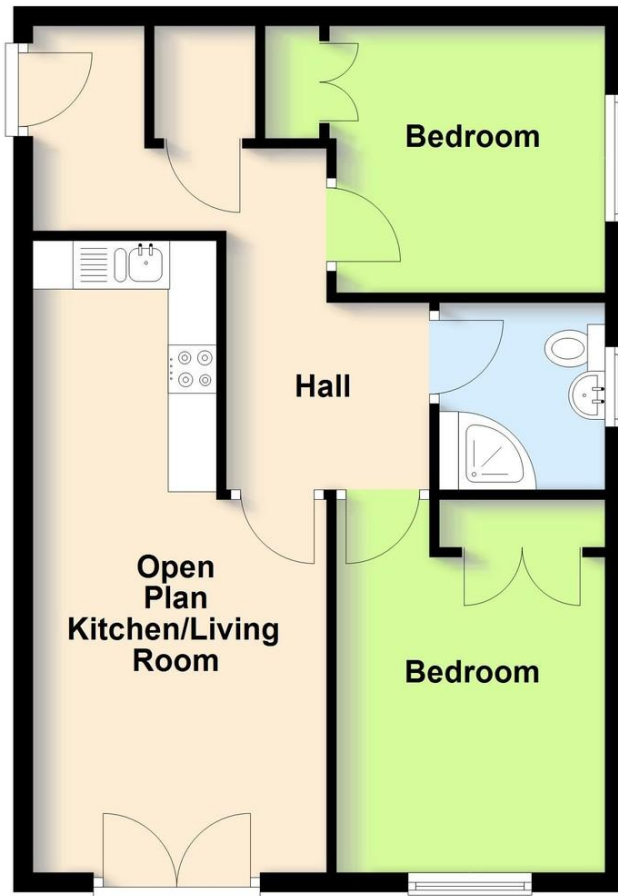
Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

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.

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		