



8 KNOX COURT

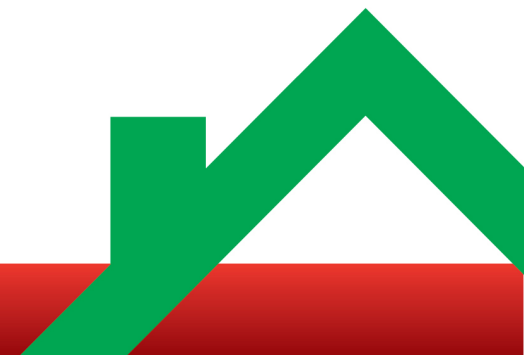
BILTON ROAD
RUGBY
WARWICKSHIRE
CV22 7AL

£279,995 Leasehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom ground floor apartment conveniently located within walking distance of Rugby town centre.

The newly constructed development comprises of 27 one bedroom and 35 two bedroom apartments. All apartments are spacious, light, contemporary with intelligent high specification fixtures and fittings. There is a Homeowners lounge with Wi-Fi designed to be the community hub providing a communal space for socialising and relaxing.

This is an age restricted property and is available for people aged over 70.

There are a range of amenities available within the town centre to include shops and stores, restaurants and cafes, public houses, hot food take away outlets, recreational grounds, supermarkets and churches of several denominations. There is also excellent local schooling for all ages.

Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street. Access to the M1, M6, A5 and A14 road and motorway networks are all within easy reach.

In brief, the apartment comprises of an entrance hall, fitted kitchen, lounge/dining room, two well proportioned bedrooms with the master bedroom having a walk-in wardrobe, a modern shower room and further separate w.c.

Externally, there is a beautiful communal garden and an on-site bistro which is open 7 days a week and serves a varied menu.

Early viewing is considered essential to appreciate this well appointed hotel style development.

Gross Internal Area: approx. 75 m² (807 ft²).

Tenure: LEASEHOLD. 999 year lease.

No ground rent is payable as of April 2023.

AGENTS NOTES

Tenure: Leasehold.
Local Authority: Rugby Borough Council.
Council Tax Band TBC.

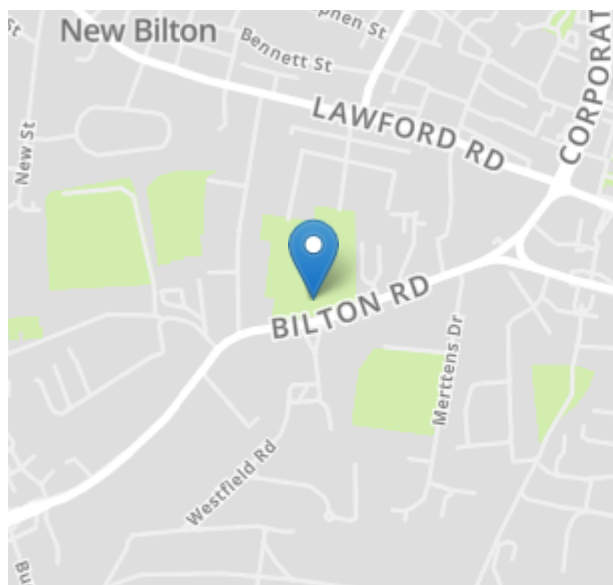
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Two Bedroom Ground Floor Apartment Restricted to People Aged Over 70
- A Modern and Contemporary Hotel Style Development Convenient for Rugby Town Centre
- Modern Fitted Kitchen
- Lounge/Dining Room
- Master Bedroom with Walk-In Wardrobe
- Shower Room with Modern White Suite and Further Separate W.C.
- Communal Gardens and On-Site Bistro
- Early Viewing is Considered Essential



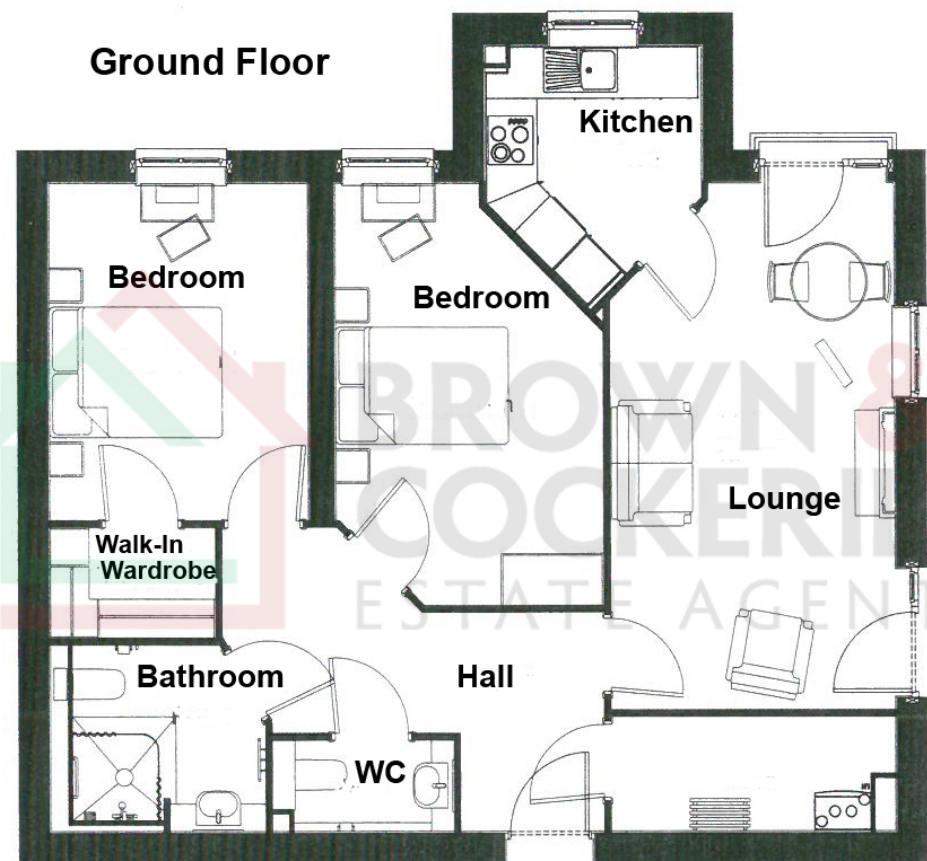
ROOM DIMENSIONS

Ground Floor

- Entrance Hall
- Lounge/Dining Room
19' 11" x 10' 11" (6.07m x 3.33m)
- Kitchen
9' 11" x 8' 3" (3.02m x 2.51m)
- Shower Room
7' 5" x 7' 1" (2.26m x 2.16m)

- Separate W.C.
- Bedroom One
12' 9" x 9' 10" (3.89m x 3.00m)
- Bedroom Two
16' 1" x 10' 2" (4.90m x 3.10m)
- Externally
Communal Gardens

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.