



## FLAT 6 KNOX COURT

£240,000 Leasehold

BILTON ROAD  
RUGBY  
WARWICKSHIRE  
CV22 7BA



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented one bedroom ground floor apartment for the over 70's located within the desirable Retirement Living Plus Development of Knox Court, off the prestigious Bilton Road, Rugby

The newly constructed development offers a friendly Manager who is onsite at all times, a chef run bistro and access to an hour's domestic support every week all included. The apartment has been designed with intelligent ergonomics and modern methods of construction to provide light, airy and contemporary living with high specification fixtures and fittings.

There is a Homeowners lounge with Wi-Fi and a large courtyard garden designed to be the community hub and providing a communal space for socialising and relaxing. Events include film nights, knitting clubs, cocktail evenings, music, yoga, birthday parties and more. A hotel-style guest suite is also available providing a convenient alternative when people come to stay. All residents benefit from a 24-hr emergency call system, fire detection and door camera entry, so you can see who it is before answering the door.

Rugby town centre is within walking distance where a comprehensive range of amenities are available to include supermarkets, shops and stores, restaurants and cafes, public houses, recreational grounds and churches of several denominations. 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, large walk-in store cupboard, lounge/dining room with door opening onto the patio, one well proportioned double bedroom with walk-in wardrobe, a modern wet room with contemporary white suite.

Externally, there is a garden patio area accessed from the lounge and well tended communal gardens with onsite resident and guest parking available. Offered for sale with no onward chain, early viewing is essential to appreciate this well appointed hotel style development.

Gross Internal Area: approx. 52m<sup>2</sup> (560ft<sup>2</sup>).

Tenure: LEASEHOLD. 999 year lease from 01/01/2022

Ground Rent: £435.00 per annum (next review Jan. 2037)

Service/Maintenance Charge: £8,594.64 per annum

## AGENTS NOTES

Council Tax Band: B

What3Words: ///upon.petal.bared

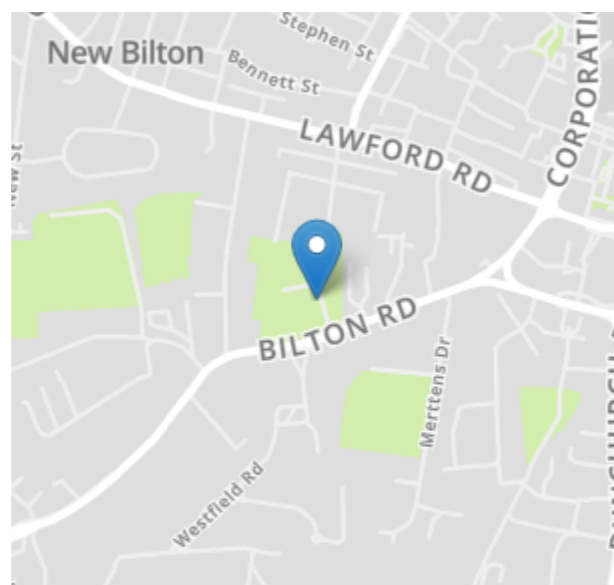
## MORTGAGE & LEGAL ADVICE

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 Modern One Bedroom Ground Floor Apartment**
- **Exclusive to the Over 70's**
- **Lounge/Dining Room, Modern Fitted Kitchen, Wet Room**
- **One Bedroom with Walk-in Wardrobe**
- **Upvc Double Glazing, Electric Heating**
- **Resident House Manager, 24 Hour Emergency Call System**
- **On-Site Bistro, Restaurant and Communal Lounge**
- **No Onward Chain, Early Viewing Advised**



## ENERGY PERFORMANCE CERTIFICATE

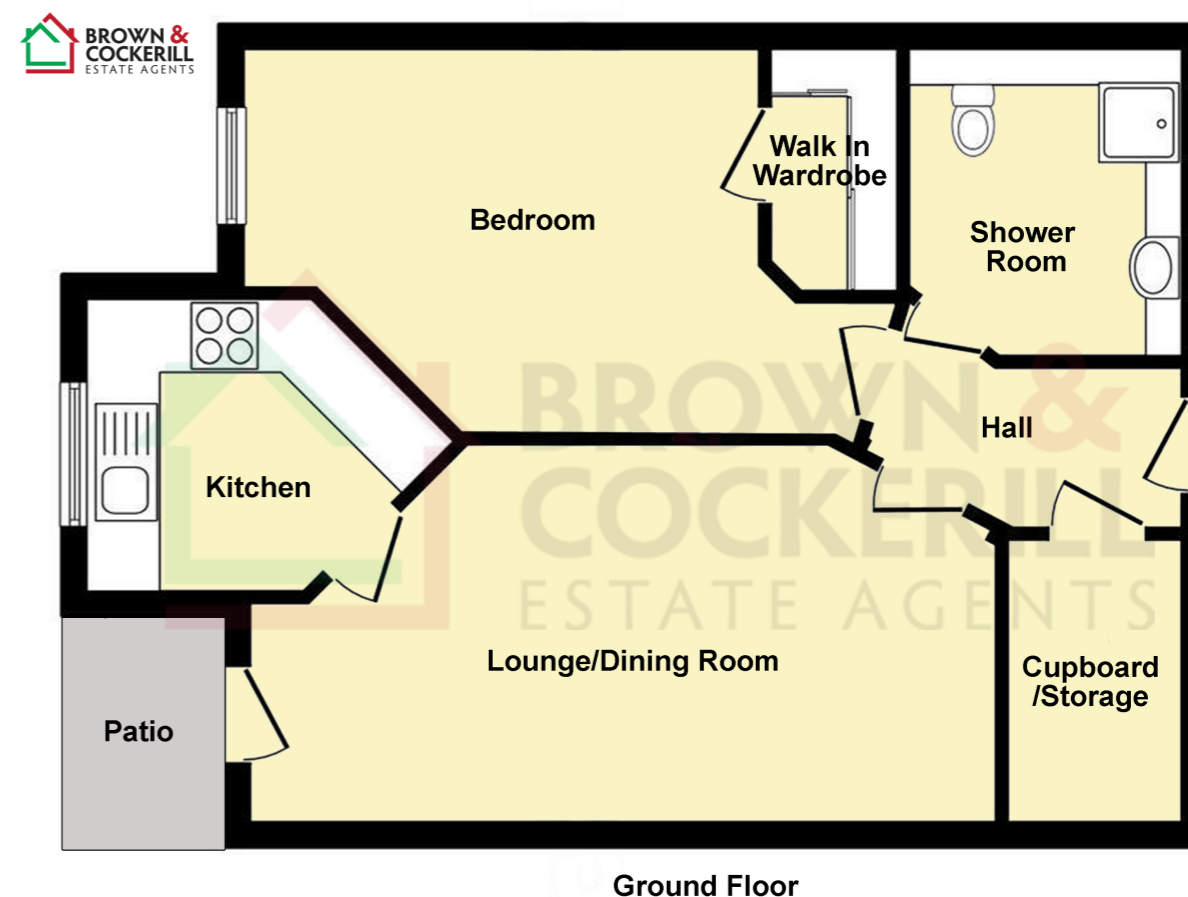
| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A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

## ROOM DIMENSIONS

**Ground Floor**  
**Entrance Hall**  
 10' 0" max. x 5' 7" (3.05m max. x 1.70m)  
**Lounge/Dining Room**  
 20' 0" x 10' 6" (6.10m x 3.20m)  
**Kitchen**  
 9' 9" max. x 8' 0" (2.97m max. x 2.44m)  
**Wet Room**  
 7' 4" x 6' 7" (2.24m x 2.01m)

**Bedroom**  
 16' 7" max. x 10' 2" (5.05m max. x 3.10m)  
**Walk-in Wardrobe**  
 6' 1" x 3' 5" (1.85m x 1.04m)  
**Walk-in Store Room**  
 6' 9" x 4' 3" (2.06m x 1.30m)

## FLOOR PLAN



## 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.