



7 Rowe Close, Rugby, Warwickshire, CV21 4DL

HOWKINS &  
HARRISON



7 Rowe Close,  
Rugby, Warwickshire,  
CV21 4DL

Guide Price: £210,000

This well presented, two bedroom ground floor apartment with garage is offered to the market with no onward chain. Benefitting from a master bedroom with en-suite shower and communal gardens. Situated in the popular residential area of Hillmorton and in close proximity to local amenities.

#### Features

- Popular residential location
- Two bedrooms
- Master with en-shower room and built in wardrobes
- Kitchen/diner
- Separate sitting room
- Family bathroom
- Electric heating
- Telephone intercom
- Garage parking
- 128 years remaining on lease
- Communal gardens





## Location

The property is located in the residential area of Hillmorton which has many local amenities including two supermarkets, a variety of take-aways, public houses and independent retailers. Primary schooling is available at Hillmorton Primary, English Martyrs Catholic Primary and Abbots Farm with secondary schooling at Ashlawn both of which are within walking distance. Further schooling is available in Rugby, including Rugby High School for Girls and Lawrence Sheriff. Rugby Station is close by and offers a frequent rail service with Avanti West Coast Trains to London Euston which takes just under 50 minutes.



## Accommodation

The property opens into a welcoming entrance hall, with doors leading to the accommodation. A spacious sitting room boasts dual aspect windows, affording plenty of natural light with the focal point of the room being an attractive electric fire with surround. A door leads off to the kitchen/diner fitted with tiled flooring and a comprehensive range of cream shaker style base and eye level units with complementing worksurfaces over. Fitted appliances include an electric hob with extractor hood above and a single oven, with integrated appliances to include a fridge/freezer, dishwasher and washing machine. Also benefiting from dual aspect windows, the light and airy master bedroom boasts built-in wardrobes and its own en-suite shower room, fitted with a double shower enclosure, WC, pedestal wash hand basin and a chrome heated towel radiator. Bedroom two is a good-sized single bedroom which could alternatively be used as a home office. The family bathroom is fitted with a white suite comprising of a panelled bath, WC and wash hand basin, with attractive mosaic effect tiling to the water sensitive areas.

## Outside

To the front, there is low level fencing and mature planted borders with a paved pathway leading to the communal entrance door, which in turn provides access to the apartment. To the rear are communal gardens laid to lawn and access to the garage parking. The property is leasehold with 128 years remaining. Ground rent is payable at £130 per annum and service charge of £2,166.12.

## Viewing

Strictly by prior appointment via the selling agents Howkins and Harrison. Contact Tel:01788-564666.

## Fixtures and Fittings

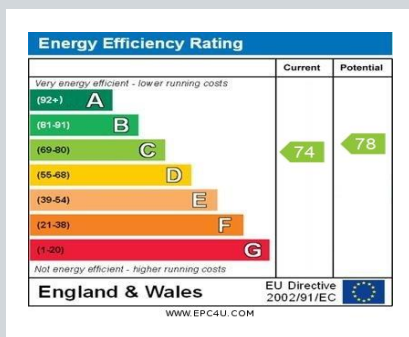
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Rugby Borough Council. Tel:01788-533533.  
Council Tax Band – B.



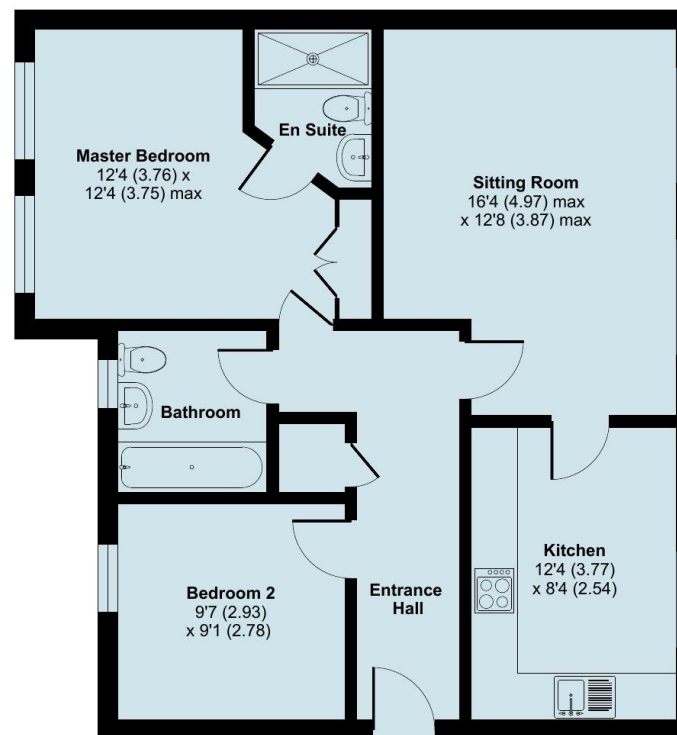
## Rowe Close, Rugby, CV21

Approximate Area = 731 sq ft / 67.9 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 894 sq ft / 83 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1348463

## Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. 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.



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