



**EDWARD KNIGHT**  
ESTATE AGENTS

11 ABBOTTS WALK, WOLSTON, COVENTRY, CV8 3JS

£130,000





#### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this one bedroom first floor flat situated in one of the areas most sought after villages of Wolston.

In brief the accommodation includes an entrance hall, spacious living room/dining room kitchen, one bedroom and bathroom. Externally there is a balcony and communal garden.

Viewings for this property are strictly by appointment with Edward Knight Estate Agents Regent Street offices.



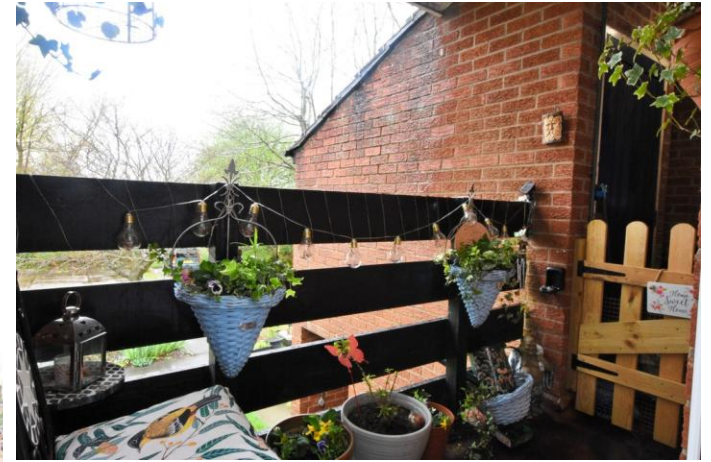
## LOCATION

Wolston is a beautiful village and parish in Warwickshire, located approximately 6 miles West of Rugby and 5 miles of South East of Coventry. The village offers a range of amenities, including two public houses, a village shop, post office, chemist, doctors surgery and primary school.

Rugby railway station offers a direct fast train to London Euston (under 50 minutes) and Birmingham (under 39 minutes).

Schools include Wolston St Margaret's C of E Primary School. Senior schools are located in Rugby (including Grammar Schools Lawrence Sheriff and Rugby High). Independent education can be found at Rugby School, Princethorpe and Bilton Grange (co-ed Preparatory).





**ENTRANCE HALL**

6' 7" x 5' 8" (2.01m x 1.73m)

**LOUNGE/DINING ROOM**

16' 7" x 10' 8" (5.05m x 3.25m)

**KITCHEN**

9' 4" x 7' 7" (2.84m x 2.31m)

**BEDROOM ONE**

15' 3" x 8' 4" (4.65m x 2.54m)

**BATHROOM**

6' 7" x 5' 5" (2.01m x 1.65m)

**AGENTS NOTES**

The property is LEASEHOLD. We are advised there are approximately 97 years remaining. The service charge includes buildings insurance, grounds maintenance and is approximately £108.24 pcm.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	52 E	
21-38	F		
1-20	G		