



**EDWARD KNIGHT**  
ESTATE AGENTS

17 KIRBY COURT, MAIN STREET, NEWBOLD, RUGBY, CV21 1HQ

£115,000







### PROEPRTY SUMMARY

We are delighted to present this modern one bedroom top floor apartment located in the heart of Newbold village. This property is within walking distance to a wide range of amenities and also close to major road links. The accommodation briefly comprises: entrance hall, open plan lounge/kitchen, double bedroom with fitted wardrobe and bathroom. The property further benefits from: electric heating, intercom entry and allocated parking to the rear.

Viewings for this property are strictly by appointment with Edward Knights Regent Street offices. This property is being sold with no onward chain.

### LOCATION

Newbold-on-Avon is a suburb located approximately 1 mile north-west of Rugby's town centre. There is a small selection of shops within Newbold including a convenience store and a take away outlets. Further shopping facilities can be found nearby in Rugby town centre and at the out of town retail parks, Elliots Field and Junction One. The River Avon runs to the south of Newbold and the Oxford Canal runs immediately to the north with a popular canal side pub, The Barley Mow.



Newbold is home to two schools, the primary school, Riverside Academy and the secondary school, Avon Valley School and Performing Arts College.

**LIVING ROOM**

14' 4" x 10' 8" (4.37m x 3.25m)

**KITCHEN**

6' 9" x 9' 1" (2.06m x 2.77m)

**BEDROOM**

10' 7" x 10' 6" (3.23m x 3.2m)

**BATHROOM**

8' 2" x 5' 8" (2.49m x 1.73m)

**LEASE INFORMATION**

Lease - 103 years remaining

Ground rent - £100 per annum

Service charge - £1,083.55 per annum



