



**EDWARD KNIGHT**  
ESTATE AGENTS

41 LAWFORD BRIDGE CLOSE, RUGBY, CV21 2AE

£125,000







## SUMMARY

Edward Knight Estate Agents are proud to present this well maintained two-bedroom second-floor apartment, ideally positioned within the sought-after Lawford Bridge development. The property offers light and spacious accommodation, featuring a welcoming entrance hall that leads into a open-plan living area combining the lounge, dining space, and a modern fitted kitchen - perfect for both everyday living and entertaining.

There are two generously sized bedrooms and a recently refitted bathroom, complete with a contemporary three-piece white suite. Externally, the apartment benefits from an allocated parking space and access to well-kept communal areas.

This home is ideal for first-time buyers or investors seeking a well-located, low-maintenance property.





## LOCATION

This superbly located property is just a short walk from Rugby town centre, offering an excellent mix of High Street brands, independent boutiques, cafés, restaurants, and leisure facilities. Perfect for commuters, Rugby railway station is also within walking distance, providing frequent services to London Euston in under 50 minutes.

The property is ideally positioned for road travel, with convenient access to major routes including the M6, M1, A5, and A45. Families will appreciate the nearby choice of both junior and senior schools, with the highly regarded Lawrence Sheriff School just a short stroll away.

Key Distances:

Rugby Railway Station – approx. 1.7 miles

Elliotts Field Retail Park – approx. 1.2 miles

M6 (Junction 1) – approx. 5 miles



#### ENTRANCE HALL

13' 6" x 8' 4" (4.11m x 2.54m)

#### OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

15' 9" x 14' 5" (4.8m x 4.39m)

#### BEDROOM

12' 1" x 10' 9" (3.68m x 3.28m)

#### BEDROOM

14' 2" x 6' 5" (4.32m x 1.96m)

#### BATHROOM

6' 9" x 6' 5" (2.06m x 1.96m)

#### MORE INFO

Tenure leasehold 125 years from 16th November 2007.

Service Charge - £1353.53 per annum

Ground Rent- £125 a year.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		