



EDWARD KNIGHT
ESTATE AGENTS

FLAT 10, 10 TEMPLE COURT, 43 HILLMORTON ROAD, RUGBY, CV22 5AB

£169,950





PROEPRTY SUMMARY

Edward Knight Estate Agents are pleased to present for sale this beautifully maintained and spacious two-bedroom first floor apartment. Situated within the highly sought-after Temple Court development, just off the desirable Hillmorton Road, this exceptional home enjoys a prime location on the edge of Rugby town centre.

The apartment is offered to the market with no onward chain, making it an ideal option for those looking for a smooth and stress-free move. The property benefits from a private garage and off-road parking, providing practical convenience and peace of mind.

Residents of Temple Court also enjoy access to a variety of attractive communal outdoor areas, featuring well-kept gardens, mature landscaping, and charming seating areas-perfect for relaxation and socialising amidst beautiful trees and seasonal flowers.



Viewings are strictly by appointment only and can be arranged through Edward Knight's Regent Street office.

LOCATION

Situated on the highly regarded and well-established Hillmorton Road, this property enjoys a prime location within convenient walking distance of Rugby town centre. The area is well-known for its vibrant mix of amenities, offering a comprehensive range of both independent boutiques and popular High Street retailers. Residents can also take advantage of a wide selection of dining and leisure options, including numerous bars, restaurants, cafés, and coffee shops that contribute to the town's lively and welcoming atmosphere.

The property is also ideally placed for recreational activities, with the Queen's Diamond Jubilee Sports Centre and the picturesque local park just a short stroll away. Additionally, direct access to the scenic Great Central Way provides an excellent route for walking, running, or cycling through the surrounding countryside, perfect for those who enjoy an active outdoor lifestyle.

For commuters, the location offers superb connectivity. Rugby Railway Station is easily accessible and provides regular, high-speed services to London Euston in under 50 minutes, making it an ideal base for professionals working in the capital. The property is also well connected to key road networks, including the M1, M6, and A45, ensuring seamless travel across the region and beyond.



LEASEHOLD

The 999-year lease has 997 years remaining. There is an £1800 annual service charge/ground rent payable which equates to £150 pcm. The management company is run and owned by the leaseholders and is known as Temple Court Properties (Rugby) Ltd.

ENTRANCE HALL

3' 4" x 8' 4" (1.02m x 2.54m)

LOUNGE/DINER

19' 6" x 11' 8" (5.94m x 3.56m)

KITCHEN

9' 4" x 9' 8" (2.84m x 2.95m)

BEDROOM ONE

10' 1" x 14' 0" (3.07m x 4.27m)

BEDROOM TWO

10' 1" x 9' 1" (3.07m x 2.77m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		