



**EDWARD KNIGHT**  
ESTATE AGENTS

LILY HOUSE , 321B HILLMORTON ROAD, HILLMORTON , RUGBY, CV22 5EZ

£185,000





### PROPERTY SUMMARY

Brand new (energy efficient), ground floor, luxury apartment in the heart of Hillmorton's Paddock Estate.

These stunning two bedroom properties are located perfectly in a quiet residential location just off the Hillmorton Road. The block contains six spacious, modern properties set over three floors with allocated off-road parking and pristine, spacious communal entrances. Added benefits include solar panels which contribute towards the energy bills for the apartment, on site electric car charging stations, automatic lighting and fitted Videx secure intercom system.

Ready to move into and offered to the market with no onward chain, this property would make the perfect first time, investment or retirement property.

### LOCATION

This property is located within a quiet cul de sac just off the sought after Hillmorton Road in the heart of one of Rugby's most desirable residential location, The Paddock Estate. Hillmorton boasts a range of amenities and shops to include a hotel, public houses, post office, supermarkets (Sainsburys & Aldi being a stones throw away), hardware store, pharmacy, beauticians, hairdressers, veterinary, and a range of eateries and bespoke stores, all of which are on the door step of this property.

Schooling includes the ever popular Ashlawn School, Lawrence Sheriff grammar school and outstanding Ofsted rated Hillmorton Primary School, Paddock Primary School, Abbotts farm Infant & Junior School and English Martyrs Catholic Primary School. The world famous Rugby School is



also a short drive away, as is Rugby town centre which offers a growing and diverse range of independent shops, bars, takeaways and restaurants with a recent boom in independent food outlets offering world cuisine.

Walkers will benefit greatly from this property's location, situated on the edge of Hillmorton and its vast ongoing countryside. There are an array of public footpaths and beautiful cross-country walks on offer as well as Hillmorton's 'Locks' which is a pretty canal side location where you can enjoy refreshments and begin exploring the lengthy canal sidewalks on offer.

This property is less than 2 miles from Rugby railway station and 50 minutes from central London by train.

#### VIEWINGS

#### COUNCIL TAX

#### LEASEHOLD

999yr Lease

Service charges are approximately £700 per annum, this covers building insurance, communal indoor and outdoor electricity, window cleaning, communal entrance cleaning, fire alarm servicing.

#### COMMUNAL ENTRANCE HALL

#### ENTRANCE HALL

#### STORAGE CUPBOARD



#### OPEN PLAN LIVING/KITCHEN/DINING ROOM

17' 0" x 16' 10" (5.18m x 5.13m)

#### MASTER BEDROOM WITH BUILT IN WARDROBES

12' 5" x 9' 6" (3.78m x 2.9m)

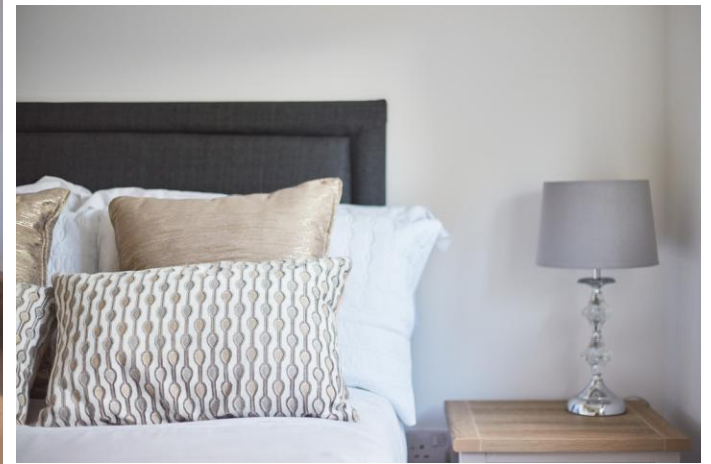
#### BEDROOM TWO WITH BUILT IN WARDROBES

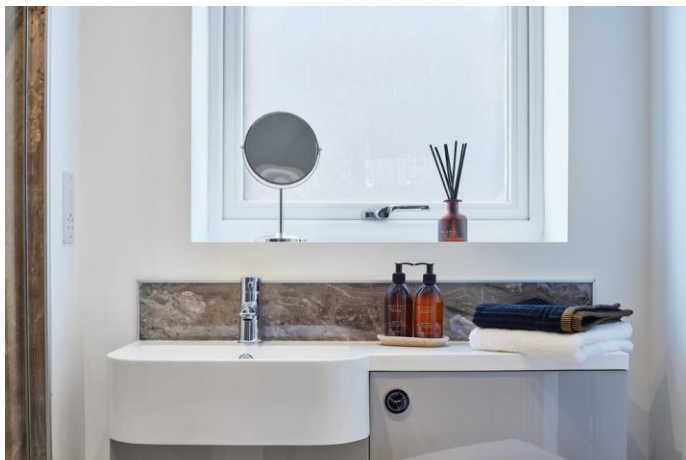
12' 2" x 7' 9" (3.71m x 2.36m)

#### SHOWER ROOM

6' 10" x 6' 8" (2.08m x 2.03m)







## ALLOCATED OFF ROAD PARKING

### INFORMATION

Every care has been taken with the preparation of these Sales Particulars. All measurements are approximate. 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. Under the Estate Agents Act 1979 and the provision of Information Regulations 1991, we are required to make all interested parties aware that the property being advertised is owned by Edward Knight Partners.

## Ground Floor

Approx. 48.2 sq. metres (518.3 sq. feet)



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Total area: approx. 48.2 sq. metres (518.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact