



EDWARD KNIGHT
ESTATE AGENTS

FLAT 6, ALULA HOUSE, 321A HILLMORTON ROAD, RUGBY, CV22 5EZ

£195,000





PROPERTY SUMMARY

A fantastic opportunity to purchase a particularly large, second floor luxury apartment within this modern energy efficient development in the heart of Rugby's most desirable suburb, Hillmorton.

The attractive apartment block contains nine spacious properties set over three floors with allocated off-road parking and pristine, spacious communal entrances. Added benefits include on site electric car charging stations, automatic lighting and fitted Videx secure intercom system.

The well appointed accommodation is finished to a high standard and briefly comprises: entrance hall, open plan living/kitchen/dining room with appliances, two double bedrooms with wardrobes and a shower room. Further benefits include electric central heating, uPVC double glazing, secure intercom entry, an off-road parking space and the use of a communal garden with clothes drying area and bike store. Energy rating A.



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 Paddox 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.

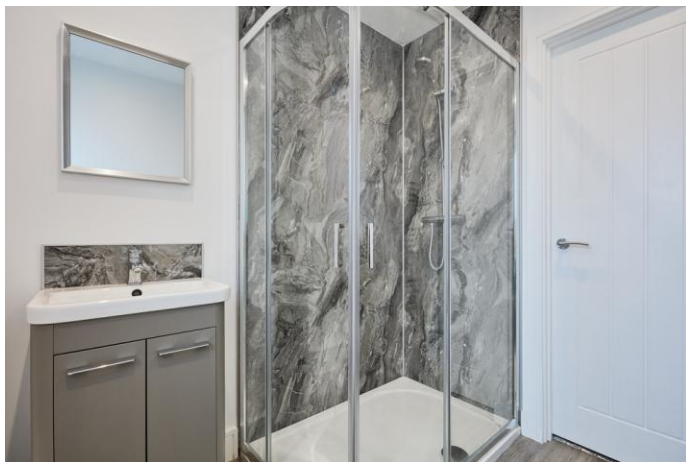
Schooling includes the ever popular Ashlawn School, Lawrence Sheriff grammar school and outstanding Ofsted rated Hillmorton Primary School, Paddox Primary School, Abbotts farm Infant & Junior School and English Martyrs Catholic Primary School. The world famous Rugby School is also a short drive away,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







ENTRANCE HALL

OPEN PLAN LIVING KITCHEN DINER

20' 8" x 13' 2" (6.3m x 4.01m)

BEDROOM ONE

12' 1" x 11' 7" (3.68m x 3.53m)

BEDROOM TWO

16' 3" x 9' 7" (4.95m x 2.92m)

SHOWER ROOM

7' 0" x 6' 0" (2.13m x 1.83m)

COMMUNAL AREAS

One off-road parking space in the car park to the front of the building.

Secure intercom entry into the block with stairs rising to all floor.

Communal garden located at the rear of the building with a bike store and clothes drying area.

LEASEHOLD

999yr Lease

Service charges are approximately £804 per annum, this covers building insurance, communal indoor and outdoor electricity, window cleaning, communal entrance cleaning, fire alarm servicing.

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.



First Floor

Approx. 68.8 sq. metres (740.6 sq. feet)



Total area: approx. 68.8 sq. metres (740.6 sq. feet)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-10	G		