



EDWARD KNIGHT
ESTATE AGENTS

FLAT 5, ELIOTT HOUSE, DOYLE CLOSE, RUGBY, CV21 1RA

£165,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this immaculate two-bedroom apartment, finished to an exceptional standard and beautifully maintained throughout. Offering stylish, contemporary living in show home condition, this outstanding home is ready for its next owner to move straight into and enjoy.

Ideally situated within walking distance of Rugby railway station, the town centre, and a fantastic range of shops, restaurants, cafés, and leisure facilities, the property also benefits from excellent access to major road networks, making it an ideal purchase for first-time buyers, professionals, commuters, and investors alike.

The spacious and thoughtfully designed accommodation comprises a welcoming entrance hall leading to a superb open-plan living, kitchen and dining area, creating a bright and sociable living space perfect for both relaxing and entertaining. The impressive principal bedroom features a contemporary en-suite shower room, while the second double bedroom is served by a beautifully presented bathroom.

Further benefits include gas-fired central heating, uPVC double glazing throughout, a secure video intercom entry system, and an allocated parking space.

Early viewing is strongly recommended to fully appreciate everything this superb property has to offer, viewings are strictly by appointment through Edward Knight's Regent Street office.



LOCATION

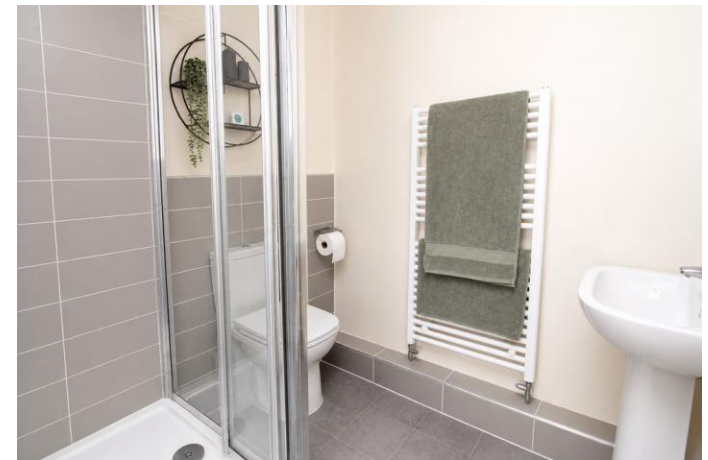
Doyle Close enjoys a highly convenient location within walking distance of both Rugby town centre and Rugby railway station. The town offers an excellent range of amenities, including a mix of well-known high street retailers, independent boutiques, restaurants, cafés, and bars.

A wide variety of additional shopping and leisure facilities are also within easy walking distance at Elliott's Field and Junction One Retail Parks, where you'll find popular retail stores, restaurants, a gym, and a cinema.

The area is well served by schools for all ages, with several primary and secondary schools nearby. Prestigious institutions such as Lawrence Sheriff School and Rugby School are also within walking distance, making the location particularly appealing for families.

Ideal for commuters, the property benefits from excellent transport links with convenient access to the M1, M6, M45, and A45 road networks. Rugby railway station provides regular high-speed services to London Euston in under 50 minutes, along with direct connections to Coventry, Birmingham, and destinations further north.







OTHER INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further

clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.

ENTRANCE HALL

KITCHEN/LIVING/DINER

21' 2" x 11' 6" (6.45m x 3.51m)

BATHROOM

7' 8" x 7' 2" (2.34m x 2.18m)

MASTER BEDROOM

11' 5" x 8' 9" (3.48m x 2.67m)

ENSUITE

6' 7" x 5' 5" (2.01m x 1.65m)

BEDROOM TWO

8' 8" x 8' 5" (2.64m x 2.57m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		