



**EDWARD KNIGHT**  
ESTATE AGENTS

FLAT 1, GILSHAW LODGE, BILTON ROAD, RUGBY, CV22 7AL

£225,000





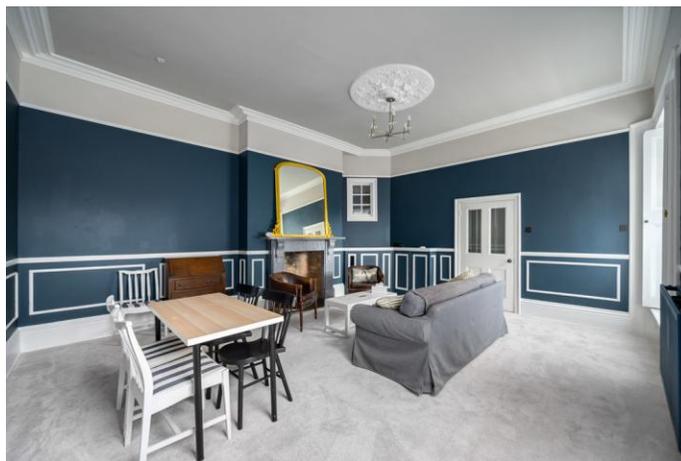
## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this immaculate two-bedroom apartment, set within a beautiful Blue Plaque listed building formerly home to Denis Gabor, Nobel Prize winner and widely regarded as the father of holography, who resided at the property from 1936 to 1948.

Located on the first floor, the apartment is accessed via a spacious entrance hall with encaustic flooring. Original doors lead through to an impressive and generously proportioned lounge/dining room, featuring high ceilings, restored sash windows, and a striking marble fireplace. The principal bedroom is exceptionally spacious, complemented by a further well-proportioned double guest bedroom.

The kitchen has been refitted to a high standard and benefits from granite work surfaces and integrated appliances, including a Bosch double oven and a Fisher & Paykel dishwasher. The apartment also features a modern shower/utility room with a walk-in shower, rainfall shower head, and underfloor heating.

Externally, the property enjoys the use of a garage to the rear, attractive communal courtyard gardens, and off-road parking to the front.



The property is leasehold with approximately 992 years remaining. The management company is owned collectively by the eight flat owners, each holding an equal one-eighth share, effectively making the leaseholders their own freeholders. The service charge is £140 per month, covering the maintenance of the building exterior and grounds, communal areas, and contributions to a reserve fund for future major works. There is NO ground rent.

## LOCATION

Gilshaw Lodge enjoys a prime position in the heart of central Rugby, offering exceptional convenience for both commuters and local residents. This sought-after residential area is ideally situated within a short walking distance of Rugby town centre, where a wide array of shopping facilities, including well-known high street retailers and independent boutiques, can be found. The area also boasts an impressive selection of bistros, restaurants, and artisan coffee shops, making it a vibrant and desirable place to live.

The property is particularly well-positioned for families seeking access to excellent educational institutions. Within a ten-minute walk lies the highly regarded Lawrence Sheriff School for boys, as well as the prestigious Rugby School – renowned globally for its academic excellence and historical significance. Rugby High School for girls, along with a broad selection of well-rated state and independent schools, is also easily accessible within a short drive from the town centre.



Rugby's strategic location makes it an ideal base for commuting. The property is just a three-minute walk from Rugby Railway Station, which provides direct services to London Euston in approximately 50 minutes, making it particularly attractive for professionals working in the capital. In addition, the town benefits from excellent connectivity to the national motorway network, with the M1, M6, M40 and M45 all within easy reach.







These road links offer quick and convenient access to key regional destinations including Birmingham, Coventry, Northampton, and Leamington Spa.

This central location successfully combines the charm of a historic market town with modern connectivity and educational excellence, making Bilton Road a standout choice for a wide range of discerning buyers.

#### **ENTRANCE HALL**

#### **LOUNGE/DINING ROOM**

19' 7" x 17' 0" (5.97m x 5.18m)

#### **REFITTED KITCHEN**

10' 3" x 6' 7" (3.12m x 2.01m)

#### **PRINCIPLE BEDROOM**

19' 10" x 14' 2" (6.05m x 4.32m)

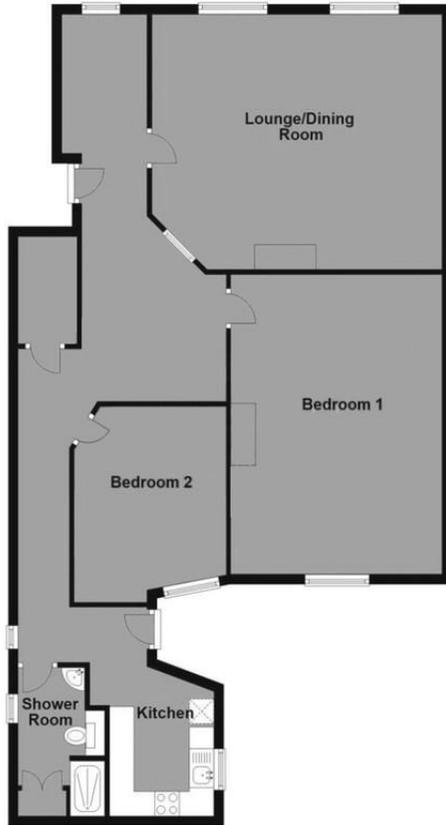
#### **BEDROOM**

12' 9" x 9' 9" (3.89m x 2.97m)

#### **SHOWER ROOM/ UTILITY ROOM**

9' 10" x 5' 9" (3m x 1.75m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		