



**EDWARD KNIGHT**  
ESTATE AGENTS

FLAT 2 ALULA HOUSE, 321A HILLMORTON ROAD, HILLMORTON, RUGBY, CV22 5EZ

£175,000





## PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present this exceptional ground floor luxury apartment, forming part of an exclusive, energy-efficient development in the heart of Hillmorton-widely regarded as one of Rugby's most desirable residential locations. Offered to the market with no onward chain, this outstanding home is ideal for discerning buyers seeking both style and convenience.

This elegant development comprises just nine generously proportioned apartments, thoughtfully arranged over three floors. Residents benefit from allocated off-road parking and impeccably maintained communal areas, reflecting the quality and care invested throughout. Further enhancements include on-site electric vehicle charging facilities, automatic communal lighting, and a Videx secure intercom entry system, ensuring both comfort and peace of mind.

The apartment itself offers beautifully appointed accommodation, finished to an excellent standard throughout. The interior comprises a welcoming entrance hall leading to a contemporary open-plan living, kitchen, and dining space, complete with integrated appliances-perfect for modern living and entertaining. There are two well-proportioned double bedrooms, both featuring fitted wardrobes, alongside a stylish, modern shower room.

Additional features include efficient electric central heating, uPVC double glazing, secure intercom access, and a designated parking space. Residents also enjoy access to a well-kept communal garden, complete with a dedicated clothes drying area and bicycle storage.

Energy Rating: A.

Viewings are strictly by appointment via Edward Knight's Regent Street office.

## LOCATION

The property is situated within a quiet cul-de-sac just off the highly sought-after Hillmorton Road, in the heart of one of Rugby's most desirable residential areas, the Paddock Estate. Hillmorton offers an excellent range of local amenities including a hotel, public houses, post office, supermarkets (with Sainsbury's and Aldi just a short walk away), a hardware store, pharmacy, beauticians, hairdressers, veterinary services, along with a variety of eateries and independent boutiques - all conveniently located on the doorstep of the property.

The area is particularly well regarded for its schooling, with popular options including Ashlawn School, Lawrence Sheriff Grammar School, and outstanding Ofsted-rated Hillmorton Primary School. Further nearby schools include Paddock Primary School, Abbots Farm Infant & Junior School and English Martyrs Catholic Primary School. The world-renowned Rugby School is also within easy reach, as is Rugby town centre, which offers a growing and diverse selection of independent shops, bars, cafés, takeaways and restaurants, with a recent surge in high-quality international cuisine.

Outdoor enthusiasts will benefit greatly from the property's location on the edge of Hillmorton, providing easy access to open countryside. The area boasts an array of public footpaths and scenic cross-country walks, along with the popular Hillmorton Locks - a picturesque canal-side setting ideal for refreshments and for exploring the extensive canal towpaths.

The property is conveniently located less than two miles from Rugby Railway Station, offering direct services to London Euston in approximately 50 minutes.

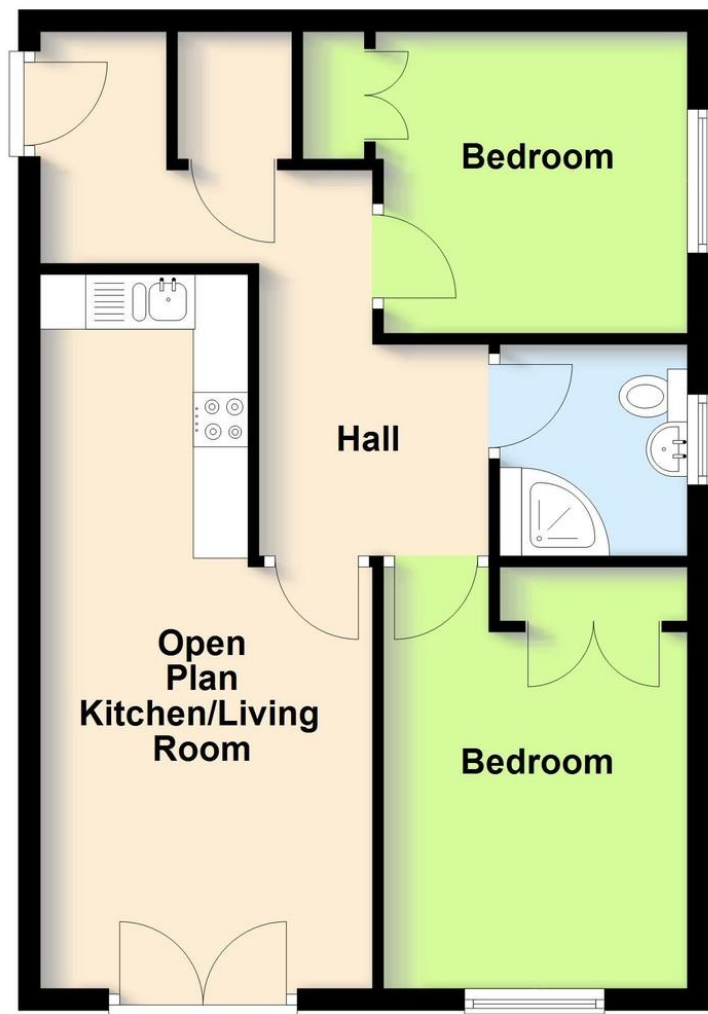






## Second Floor

Approx. 51.8 sq. metres (557.6 sq. feet)



Total area: approx. 51.8 sq. metres (557.6 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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		