



EDWARD KNIGHT
ESTATE AGENTS

20 LAWFORD BRIDGE CLOSE, RUGBY, CV21 2AE

£125,000





PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present this two-bedroom top floor apartment, ideally situated in the popular Lawford Bridge development. Offering open plan living, this home is perfect for first-time buyers or investors seeking a well-located, low-maintenance property.

The welcoming entrance hall leads into a contemporary open-plan living space that seamlessly integrates the lounge, dining area, and modern fitted kitchen - ideal for both everyday living and entertaining. The apartment comprises two generously sized bedrooms and a recently refitted bathroom. Externally, residents benefit from TWO allocated parking space and access to maintained communal areas.

Viewings are strictly by appointment and can be arranged through Edward Knight's Regent Street office, early inspection is recommended to avoid disappointment.



LOCATION

Situated within easy walking distance of Rugby town centre, this well-positioned property offers convenient access to a vibrant mix of High Street retailers, independent boutiques, cafés, restaurants, and a variety of leisure amenities. It's an ideal choice for commuters, with Rugby railway station just 1.7 miles away, offering regular direct services to London Euston in under 50 minutes.

The location is also excellent for road travel, with swift access to key routes including the M6 (Junction 1 – approx. 5 miles), M1, A5, and A45.

Families will benefit from a strong selection of nearby junior and senior schools, including the highly regarded Lawrence Sheriff School, located just a short stroll from the property.

Key Distances:

Rugby Railway Station: approx. 1.7 miles

Elliotts Field Retail Park: approx. 1.2 miles

M6 (Junction 1): approx. 5 miles



ENTRANCE HALL

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

16' x 14' 10" (4.88m x 4.52m)

MASTER BEDROOM

12' x 10' 7" (3.66m x 3.23m)

BEDROOM TWO

14' 5" x 6' 5" (4.39m x 1.96m)

BATHROOM



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		