



HILLMORTON ROAD, RUGBY, CV22 5AN



Property Description

Situated within the popular Garden House development on Hillmorton Road, Rugby, this well-presented two-bedroom apartment offers spacious, contemporary living in a convenient location, making it an excellent choice for first-time buyers, professionals or investors. Offered for sale with no onward chain, the property combines practical accommodation with easy access to the town centre.

The heart of the apartment is the generous open-plan living, dining and kitchen area, providing an inviting space to relax, entertain and enjoy everyday life. The fitted kitchen features a range of modern units, complementary work surfaces and integrated cooking appliances, and includes a washing machine. French doors open from the living area, allowing natural light to flood the room and creating an attractive focal point.

There are two well-proportioned bedrooms, offering flexibility for a main bedroom and guest room, home office or additional living space. The main bedroom benefits from its own en-suite shower room, while a separate shower room serves the second bedroom and guests.

Further benefits include gas central heating, double glazing, a secure intercom entry system and an allocated parking space within the gated communal parking area.

The location is particularly appealing, with Rugby town centre and its range of shops, restaurants and everyday amenities within easy reach. Rugby railway station provides direct mainline connections to London Euston and other major destinations, while convenient access to the M1, M6 and M45 makes the apartment well suited to commuters.

Whether you are taking your first step onto the property ladder or seeking an investment opportunity, this attractive apartment offers a practical, low-maintenance property in a superb location.





Key Features

- Excellent First Purchase or Investment
- Offered with No Onward Chain
- Two Bedrooms
- Two Bathrooms
- Open Plan Kitchen Living Area
- Gated Secure Parking
- Gas Central Heating
- Superb Location

Local Authority – Rugby

Council Tax – Band C

Tenure – Leasehold



2



2



1



C



Additional Information

Lease Details

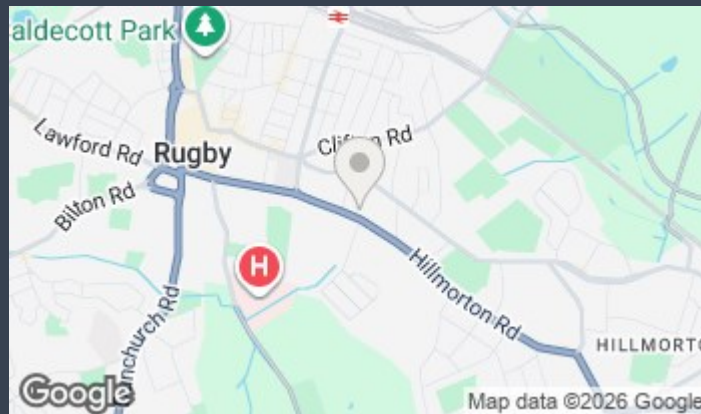
We have been informed by the seller that there are approx 113 years remaining on the lease.

Service Charges

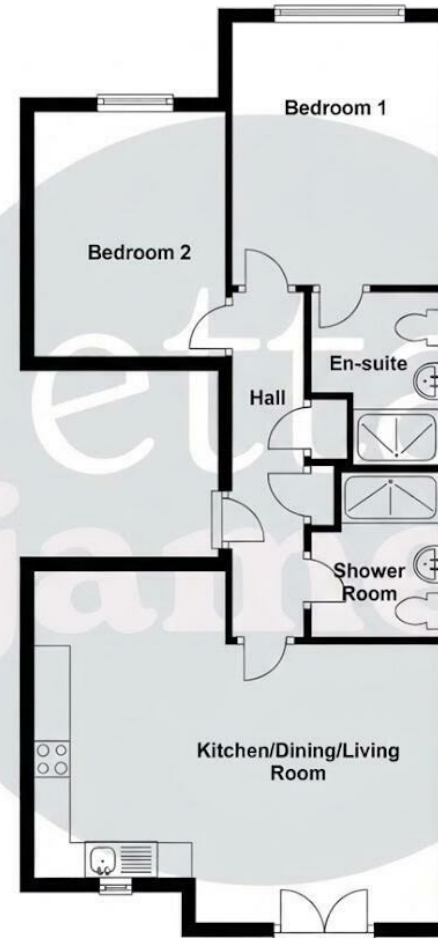
We have been informed by the seller that the service charge is by way of a statement of costs for the building and divided by the 9 apartments. This is done annually and the last statement was a payment of £702.14 which included site decoration and repairs to the electric gates

Ground Rent

We have been informed by the seller that the annual ground rent charge is £150 per annum



Ground Floor
Approx. 57.7 sq. metres (621.0 sq. feet)



Total area: approx. 57.7 sq. metres (621.0 sq. feet)
Floor plans are for illustration only and should only be used as a guide.
Plan produced using PlanUp.

To book a viewing please call 01926 898080 and choose option 1 or email james@ettajames.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.

