



EDWARD KNIGHT
ESTATE AGENTS



- NO CHAIN
- LIFT ACCESS
- SECURE FACILITY
- VISITOR PARKING

Flat 25 Trinity Court, Church Street, Rugby, CV21 3PU

Guide Price £97,500

An attractive and well-presented one-bedroom second-floor apartment, set within a purpose-built retirement development designed to offer secure, comfortable living for residents aged 55 and over.



Property Description

PROPERTY SUMMARY

*** AN IMPROVED ONE BEDROOM SECOND FLOOR APARTMENT SUITABLE FOR OWNERS OVER 55 YEARS OLD ***

An attractive and well- presented one- bedroom second- floor apartment, set within a purpose- built retirement development designed to offer secure, comfortable living for residents aged 55 and over.

Ideally positioned for convenient access to the town centre, the development is just a short distance from shops, supermarkets, the post office, restaurants, the library, and regular bus routes serving surrounding areas.

The accommodation briefly comprises an entrance hall, a bright lounge/dining room, a fitted kitchen with integrated hob and oven, a double bedroom, and a modern bathroom. The property further benefits from electric heating, UPVC double glazing, a secure entry intercom, and an emergency call system for added peace of mind.

Residents enjoy a range of communal facilities, including a welcoming ground- floor lounge, a laundry room, and a guest suite available for overnight visitors. A dedicated House Manager is on hand and organises various social activities throughout the year, fostering a friendly and supportive community atmosphere.

Externally, the development offers





well- maintained communal gardens and parking for residents and visitors to the rear.

Offered to the market with no onward chain, early viewing is strongly recommended.

LOCATION

Set right in the heart of Rugby, Trinity Court offers a lifestyle built around convenience, community, and effortless access to everything the town centre has to offer. Step outside and you're moments from cafés, restaurants, independent shops, supermarkets, and everyday essentials, making daily living wonderfully simple.

The central location means you can enjoy a relaxed, walk- everywhere lifestyle-whether it's meeting friends for coffee, browsing the high street, visiting the library, or catching a bus to surrounding towns. Rugby train station is also within easy reach, providing fast, direct links to London and other major destinations, ideal for those who value connectivity and freedom.

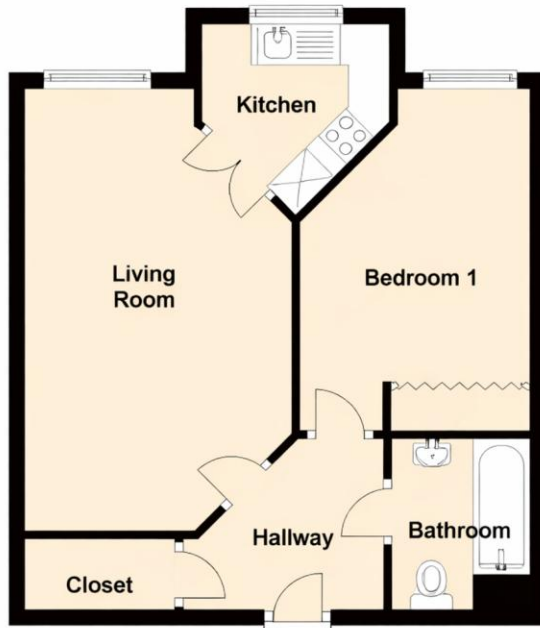
This is a setting that blends town- centre energy with the comfort and security of a well- managed retirement development, offering residents a sociable, low- maintenance way of life right at the heart of the community.

HALLWAY

LIVINGROOM

17' 4" x 10' 3" (5.28m x 3.12m)

KITCHEN



Total area: approx. 41.6 sq. metres (447.3 sq. feet)

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

BEDROOM 1

11' 6" x 8' 10" (3.51m x 2.69m)

BATHROOM

STORE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements