EDWARD KNIGHT
ESTATE AGENTS

21 HANOVER GARDENS, ALBERT STREET, RUGBY, CV21 2SN

£139,950









PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this two bedroom second floor apartment conveniently situated for Rugby town centre and railway station. This purpose-built development is specifically for persons over the age of 55 years.

In brief, the accommodation comprises of an entrance hall with storage cupboard, lounge with feature fireplace leading to a fitted kitchen with integrated hob and oven. There are two bedrooms and a modern shower room with a three piece suite to include a double shower cubicle, low level wc and wash hand basin.

Externally, there are communal gardens laid to lawn with a paved patio area. There is also off road parking for residents in the car park to the rear on a first come first served basis.

The property is within walking distance of the railway station and town centre which offers a wealth of shops, a public library, churches, supermarkets and many takeaway outlets and public houses.

Early internal inspection is highly recommended to appreciate the property on offer and is offered for sale with no onward chain.

LOCATION

Rugby town centre offers an excellent range of high-street and independent retail outlets, together with a diverse selection of bistros, restaurants and coffee shops. Lawrence Sheriff Grammar School for Boys and the world-renowned Rugby School are both located within a two-minute walk of the property, while Rugby High School for Girls and a wide range of well-regarded

state and independent schools are conveniently accessible within a short drive.

Rugby is exceptionally well positioned for commuters, benefiting from superb road and rail connections. Rugby Railway Station is approximately a ten-minute walk away, providing direct services to London Euston in around 50 minutes. The M45, M1, M6 and M40 motorway networks are all easily accessible, offering convenient links to neighbouring towns and cities including Birmingham, Coventry, Leamington Spa and Northampton.

IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is























particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.

AGENTS NOTES

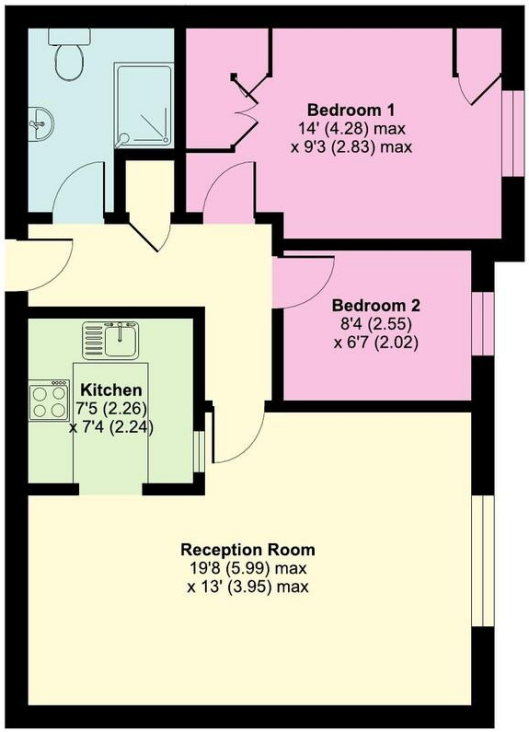
The property is LEASEHOLD. There are approximately 960 years remaining.

Ground rent, service & maintenance charges are approximately £950.00 per annum.

Hanover Gardens, Albert Street, Rugby, CV21

Approximate Area = 602 sq ft / 55.9 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Edward Knight. REF: 1547750

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