EDWARD KNIGHT
ESTATE AGENTS

29 LAWFORD BRIDGE CLOSE, RUGBY, CV21 2AE

£130,000

PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer this well-presented apartment, located within the popular Lawford Bridge development. With its spacious open-plan layout and convenient location, the property would make an ideal purchase for first-time buyers or investors looking for an attractive, easy-to-maintain home.

Upon entering, a welcoming hallway provides access to the main living accommodation, featuring a bright and versatile open-plan lounge, dining area and modern fitted kitchen, creating a sociable space suited to both relaxing and entertaining. The accommodation further comprises two well-proportioned bedrooms and a recently refitted bathroom.

Outside, the property benefits from one allocated parking spaces, alongside access to well-maintained communal grounds.

Viewings are strictly by appointment and can be arranged through Edward Knight Estate Agents' Regent Street office. Early viewing is highly recommended to fully appreciate what this property has to offer.

LOCATION

Ideally situated within easy walking distance of Rugby town centre, this well-positioned property benefits from an excellent range of nearby amenities, including popular High Street retailers, independent boutiques, cafés, restaurants and leisure facilities.

Perfect for commuters, Rugby railway station is approximately 1.7 miles away, offering regular direct services to London Euston in under 50 minutes. The property is also ideally located for road travel, with convenient access to the M6 (Junction 1), approximately 5 miles away, as well as the M1, A5 and A45.

Families will appreciate the choice of nearby junior and senior schools, including the highly regarded Lawrence Sheriff School, just a short walk from the property.

Elliotts Field Retail Park is approximately 1.2 miles away, while Rugby railway station is around 1.7 miles from the property and the M6 (Junction 1) approximately 5 miles away.

Combining a convenient location with excellent transport links, a wealth of local amenities and well-regarded educational facilities, this property is ideally suited to those seeking both connectivity and convenience.

ENTRANCE HALL

OPEN PLAN LIVING/KITCHEN/DINING ROOM
15' 01" x 14' 06" (4.6m x 4.42m)

BEDROOM ONE
10' 03" x 11' 07" (3.12m x 3.53m)

BEDROOM TWO
14' 0" x 6' 0" (4.27m x 1.83m)

BATHROOM

ALLOCATED PARKING SPACE

AGENTS NOTES

The property is LEASEHOLD. There are approximately 106 years remaining.

For the financial year ending 2026 the current Ground Rent is £125.00 per annum.
For the financial year ending 2026 the current Service Charge is £1,454.00 per annum.

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

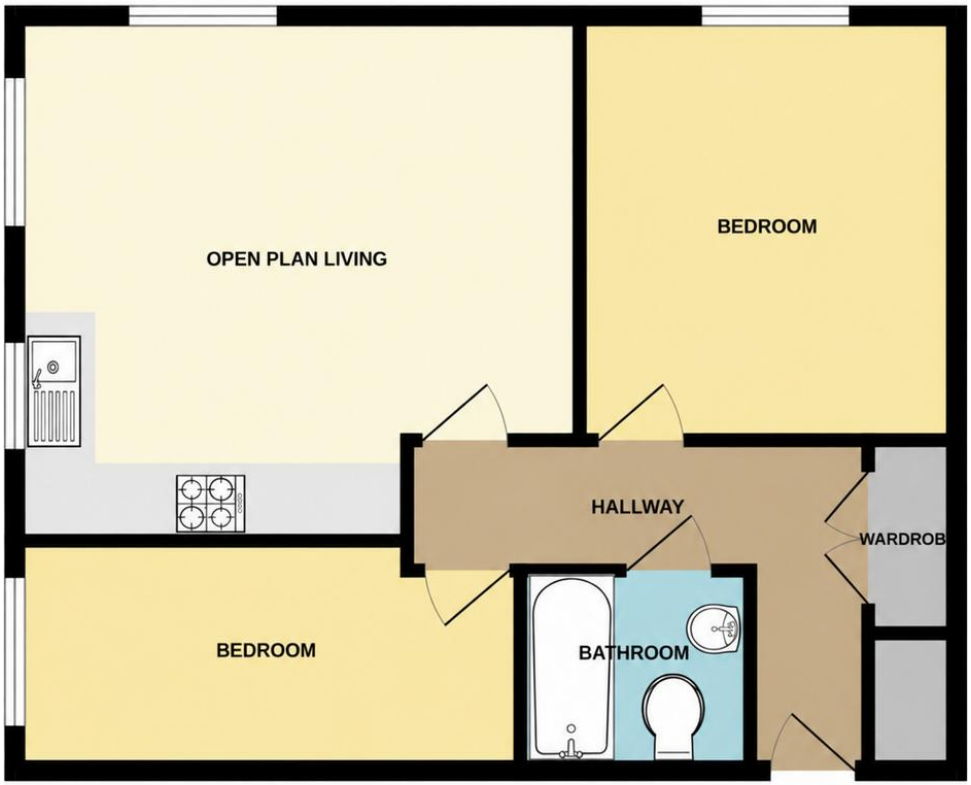
Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations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

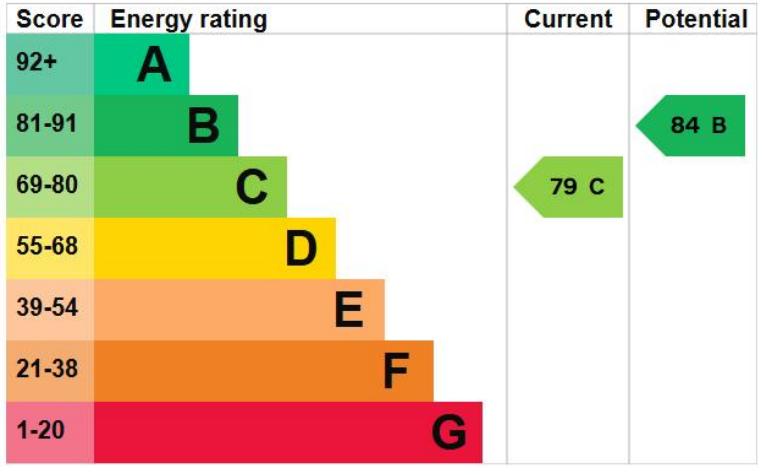
Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

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.





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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 are 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