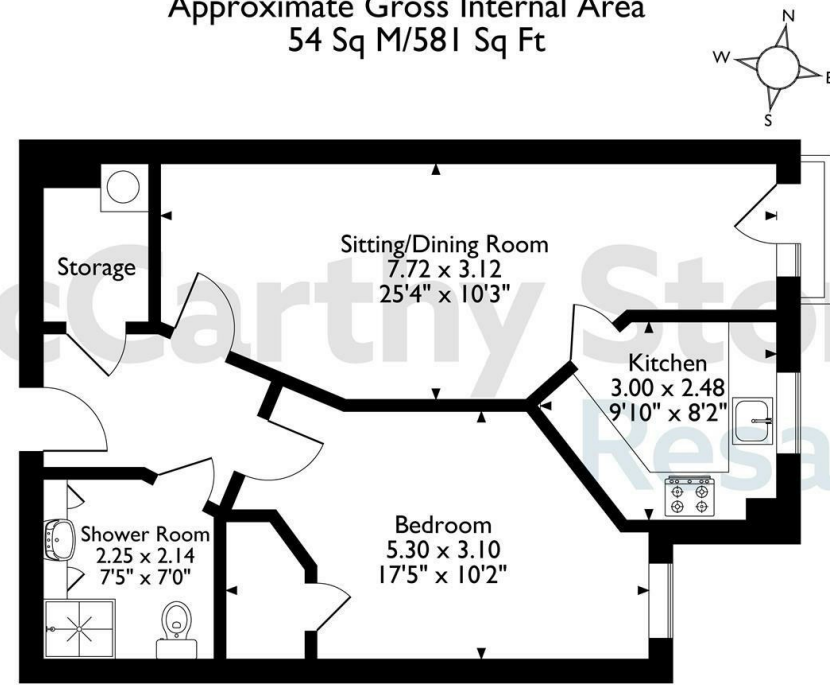


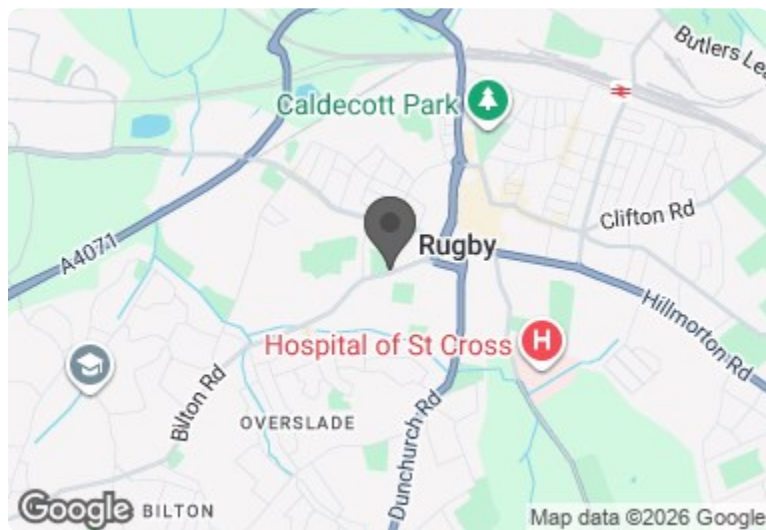
Knox Court, Flat 38, Bilton Road, Rugby, Warwickshire  
Approximate Gross Internal Area  
54 Sq M/581 Sq Ft



**First Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.

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**38 Knox Court**  
Bilton Road, CV22 7BA



**PRICE REDUCTION**

**Asking price £210,000 Leasehold**

Presented in a 'TURN KEY' condition this ONE BEDROOM FIRST FLOOR APARTMENT within a desirable RETIREMENT LIVING PLUS DEVELOPMENT FOR THE OVER 70'S. The apartment boasts a spacious lounge with a JULIET BALCONY, modern kitchen with BUILT IN APPLIANCES, double bedroom with WALK IN WARDROBE and a CONTEMPORARY SHOWER ROOM.

The apartment comes with a CAR PARKING SPACE too.

**Call us on 0345 556 4104 to find out more.**

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# Bilton Road, Rugby

## Knox Court

This superb Retirement Living PLUS development in attractive Bilton road, Rugby – exclusive to the over 70s, The beautiful communal facilities set within a gated community and conveniently situated close to all the amenities found in Rugby's bustling town centre, including 'real ale' pubs, restaurants, supermarkets, high street and independent shops and sports facilities.

You'd find all the benefits of a Retirement Living development but with thoughtful extra services that are there for you now, and in the future. This includes a friendly Manager onsite at all times and a chef run bistro, for when you don't feel like cooking – or just fancy a barista-style coffee with a friend. An hour's domestic support every week is included – more if you want it, plus the option of tailored personal care on tap should you need it. Pets are welcome too!

Knox Court is designed to encourage community feeling to flourish, while also allowing you to enjoy the complete privacy of your own spacious retirement apartment. You'll find stylish communal spaces, including a luxurious lounge with free Wi-Fi, and the large courtyard garden - ideal for meeting your friends, neighbours and family for a drink and a chat. And of course, we'll do all the maintenance! There will also be a hotel-style guest suite as a convenient alternative when people come to stay. The communal facilities will become social hubs – a hive of informal gatherings and regular clubs, events and meet-ups to suit all sorts of interests. You'll find things like film nights, pie and mash lunches, knitting clubs, cocktail evenings, music, yoga, birthday parties and even the odd fiesta.

The apartments at Knox Court are designed with intelligent ergonomics and Modern Methods of Construction to ensure they are a joy to live in. As well as being well-insulated, warm and energy-efficient, they have the latest safety and security features built in. You'll benefit from a 24-hour emergency call system, fire detection and door camera entry, so you can see who it is before answering the door- as well as the reassurance of a manager onsite at all times.

## Local Area

Rugby's a thriving market town that's laced with history. It's the place where the game of rugby was born back in 1823, when local student William Webb Ellis picked up a football and ran with it. To this day, the town celebrates the fact that it founded the game, and there are several monuments and places of interest to commemorate this, including a statue of William

Webb Ellis and the Rugby Hall of Fame.

Local residents love the town's market, which has traded since 1235. Now held in the centre on Mondays, Fridays and Saturdays, it has a reputation as being a friendly place to shop, and the stall holders will get to know your name in no time if you're a regular. On days where the market isn't taking place, you'll never struggle to find somewhere to shop. Rugby has a great range of independent shops, but high street brands also have a presence in the town, with options including Marks & Spencer, Boots and The Range.

In the evening, Rugby also really comes alive with a great range of bars, pubs and restaurants. In fact, Rugby is famous for its quality pubs and 11 of these have CAMRA accreditation. As a result, Rugby even has its own real ale trail that's popular with locals.

## Entrance Hall

Front door with door bell and spy hole leading to the entrance hallway giving access to a walk-in store cupboard. Ceiling light and illuminated light switches. Further doors leading to the shower room, living room and bedroom.

## Living Room

Bright and spacious living room benefitting from a double glazed door opening inwards to reveal a Juliet balcony. There's ample room for a dining table. Raised sockets, TV and telephone connection points. Ceiling light, electric wall panel heaters, fitted carpets. Partially glazed door leads to the separate kitchen.

## Kitchen

Modern kitchen with a range of modern wall, base units and fitted work surfaces. A stainless steel sink unit, with drainer and mixer tap. Ceiling - and under (wall) unit - spot lighting. Waist level electric oven and fitted microwave. Four ringed induction hob with chrome extractor hood over. Integrated fridge/freezer, Ceiling spotlights.

## Bedroom

Bright and airy bedroom with a double glazed window. TV, telephone points and power points. Central ceiling light, electric wall panel heater, fitted carpets. Walk-in wardrobe providing hanging rails and shelving. Light fitting, fitted carpets and curtains.

# 1 Bed | £210,000

PRICE  
REDUCED

## Shower Room

Fully tiled and fitted with suite comprising of level access 'wet room' style shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

## Car Parking

The apartment has an allocated car parking space.

## Service Charge

Paying for the Estates Manager – they ensure the development runs smoothly

All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas

A 24-hour emergency call system

Monitored fire alarms and door camera entry security systems

Buildings insurance, water and sewerage rates

Maintaining lifts

Heating and lighting in communal areas

Staff on-site 24/7 for your peace of mind

The running costs of the onsite bistro/restaurant (there is an additional subsidised charge for meals/drinks)

One hour of domestic assistance per week.

Annual Service charge: £8870.92 for financial year ending 31/03/2026.

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or Estate Manager.

## Lease Information

999 years from 1st Jan 2022

Ground rent: £435 per annum

review date: 1st Jan 2037

## Moving Made Easy & Additional Services

\*\* Entitlements Service\*\* Check out benefits you may be entitled to.

\*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

\*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

\*\* Solicitors\*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

- Standard Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

