



15 Sophia Court, King Edward Road, Rugby, Warwickshire, CV21 2TN

HOWKINS &
HARRISON

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Kind Edward Road, Rugby,
Warwickshire, CV21 2TN

Guide Price: £150,000

A spacious and well-presented two-bedroom second floor apartment situated in the heart of Rugby town centre, offering convenient access to a wide range of local amenities and Rugby's mainline railway station with direct links to London and Birmingham, ideal for the commuter. This attractive apartment features a bright and contemporary open-plan kitchen, living and dining area, creating an ideal space for both everyday living. The property further benefits from a generous principal bedroom with en-suite shower room, a well-proportioned second bedroom, and a modern family bathroom. Externally, the apartment enjoys the added advantage of courtyard parking. An excellent opportunity for those seeking a conveniently located town centre home.

Features

- Convenient town centre location
- Within walking distance to the train station
- Second floor apartment
- Two well proportioned bedrooms
- Principal bedroom with en-suite
- Modern bathroom
- Open plan kitchen/living/dining room
- UPVC double glazing
- Communal Gardens
- One allocated parking space
- 106 years lease remaining



Location

The property is ideally located in the heart of Rugby town centre and within walking distance of Rugby Railway Station with its frequent service to London Euston which takes just under 50 minutes. The property is also ideally placed to access all major road networks including the M6, M1, A5 and A45. Elliots Field Retail Park with its wide variety of retail experiences is also located close by, whilst Rugby itself offers shoppers a selection of High Street stores and independent boutiques, bars and restaurants. There is a choice of both junior and senior schooling nearby, including Lawrence Sheriff grammar school and the world renowned Rugby School, both within walking distance.



Accommodation

Accessed via a secure communal entrance hall with entry system, this well-presented apartment offers stylish and spacious accommodation throughout. Upon entering, a welcoming entrance hall leads to the heart of the home – a superb open-plan kitchen, living and dining area, ideal for both everyday living and entertaining. The contemporary kitchen is fitted with a range of modern wall and base units providing ample storage, complemented by generous work surfaces and tiled flooring. Integrated appliances include an electric oven, four-ring gas hob with extractor hood, fridge/freezer and a Bosch dishwasher, while there is space and plumbing for a washing machine in the hallway cupboard. The bright and airy living area benefits from an attractive

bay window, flooding the room with natural light and creating a comfortable, carpeted space to relax. The principal bedroom enjoys a peaceful rear aspect and benefits from a modern en-suite shower room comprising of a shower enclosure, wash hand basin and WC. The second bedroom is a well-proportioned double room overlooking the front elevation. The stylish family bathroom is fitted with a contemporary white suite, including a bath with glass shower screen and shower over, vanity unit with inset wash hand basin and concealed cistern WC. Attractive wall and floor tiling, complemented by decorative mosaic detailing, completes the space. This attractive apartment would make an ideal first-time purchase, investment opportunity or low-maintenance home, combining modern living with excellent convenience.

Outside

Externally, the property further benefits from an allocated parking space located within the rear courtyard, together with access to well maintained communal gardens.

Agents Note

The property is leasehold with 106 years remaining. There is an annual service charge of £1402. Ground rent of £100 is payable each year. Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Viewing

Strictly by prior appointment via the selling agents Howkins and Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

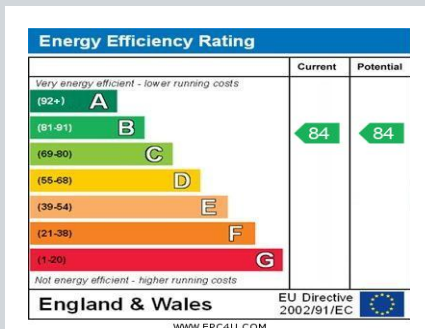
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

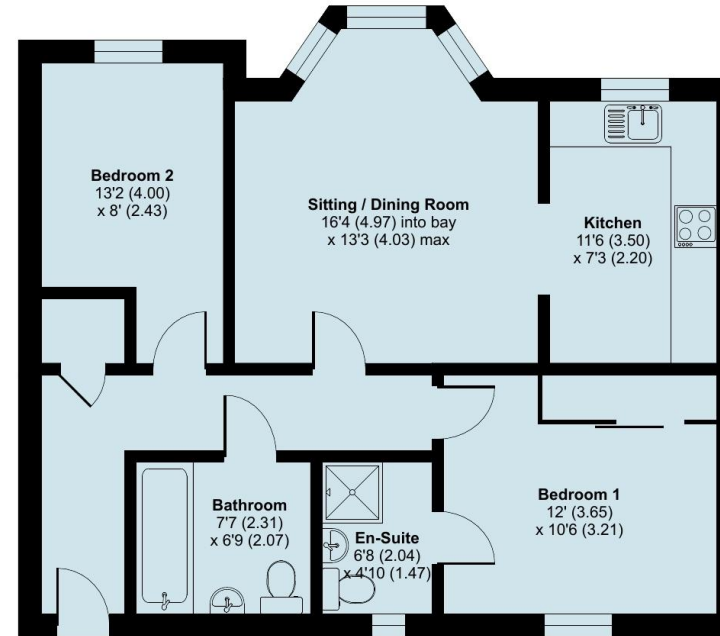
Rugby Borough Council. Tel:01788-533533.
Council Tax Band – B.



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Approximate Area = 700 sq ft / 65 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). © nchecon 2026. Produced for Howkins & Harrison. REF: 1483739

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.