6 Lawn Court Hillmorton Road

Rugby

CV22 5ED









Cadman Homes

Family Owned, Family Run, Family Values

6 Lawn Court Hillmorton Road

£950 Per Month

Rugby Town Overview

Rugby is a historic market town located in the county of Warwickshire, England. Best known as the birthplace of the sport of rugby football, the town is steeped in heritage and character. It lies on the eastern edge of Warwickshire, near the borders of Northamptonshire and Leicestershire, and is well connected by road and rail, including a major railway junction on the West Coast Main Line.

One of the town's most iconic landmarks is Rugby School, founded in 1567, which gained international fame thanks to the legend of William Webb Ellis—said to have invented the game of rugby by picking up a football and running with it during a match in 1823. Today, the school continues to play a central role in the town's identity.

Beyond its sporting legacy, Rugby has a rich industrial history, particularly in engineering and railways, and it grew significantly during the 19th century. Modern Rugby combines its heritage with a vibrant town centre, green open spaces like Caldecott Park, and a range of amenities and cultural offerings.

Rugby is also known for its diverse community and serves as an important economic and transport hub in the region. Whether for its contributions to sport, its historic architecture, or its dynamic community, Rugby holds a unique place in both local and national history.

About the Agent

Founded in 2008, Cadman Homes is a dedicated family-owned and operated property specialist that has proudly served the local community for more than 17 years. Our commitment to traditional values guides our straightforward, no-nonsense approach, ensuring our clients receive honest and reliable service. We are passionate about supporting local businesses and believe in fostering community connections. To best meet your unique needs, we offer a comprehensive range of tailored marketing strategies designed to effectively showcase your property and reach potential buyers. If you have any questions or would like to discuss your property needs, don’t hesitate to call us. One of our friendly team members is ready to assist you:

Important Information (Legal Aspects)

To secure a property, a holding fee equivalent to one week’s rent is required. This amount will be deducted from your first month's rent upon moving in. Once the holding fee is paid, the property will be removed from the market while references are processed. You must take possession of the property within 14 days unless otherwise agreed. Please note that the holding fee is non-refundable in the following circumstances: - If you provided false information that results in a failed credit check (such as having County Court Judgements, an IVA, or a bankruptcy), - If any information you supplied is incorrect, or - If you change your mind. Additionally, a security deposit equal to five weeks' rent will be required. Default charges include: - Interest on rent arrears, which may be charged at a maximum of 3% above the Bank of England base rate, applicable only once the rent is more than 14 days late, - A change of sharer fee, capped at £50 including VAT. Should early termination of the agreement be permitted, you will be responsible for the landlord’s costs related to re-letting the property. Cadman Homes’ client money protection policy number is 0177250 via UKALA. More information can be found at www.ukala.org.

Energy efficiency rating









Local Authority

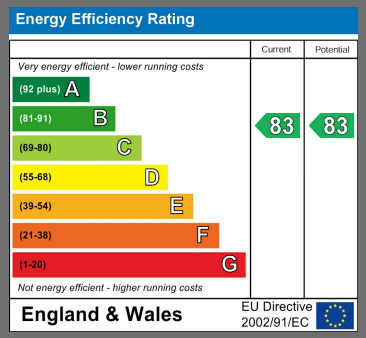
Council Tax Band

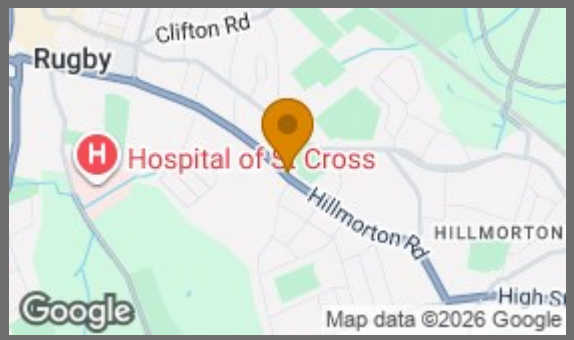
B

EPC Rating

B

Directions





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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



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