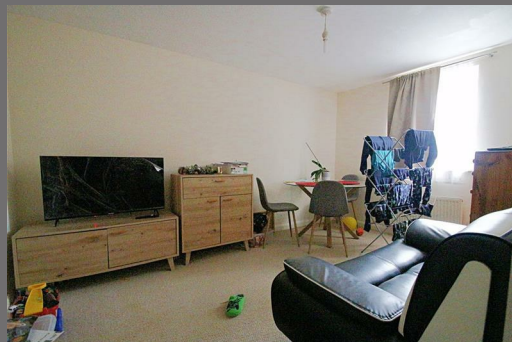


8 Ilam Court
Rugby
CV22 7DW



8 Ilam Court

£125,000

Property Details

Charming two-bedroom ground floor apartment situated in the popular Pavillions Estate, being sold with no upper chain. This property is ideal for a first-time buyer or as an investment, with a potential rental income of £900 per calendar month.

The accommodation includes an entrance hall, a lounge/diner, and a fitted kitchen equipped with a built-in gas hob and oven. There are two well-proportioned bedrooms, with the master benefiting from an en-suite shower.

Additional features include gas central heating, double glazing, and an allocated off-road parking space.

Council Tax Band: B

EPC Rate: C

Annual Ground Rent: £204.97

Annual Service Charge: £1,932.00

Lease Remaining Years: 130

Rugby Overview

Rugby's economy is primarily industrial and focused on distribution. The town has a rich engineering heritage, particularly in the production of gas and steam turbines by GEC and AEI, with AEI formerly known as British Thomson-Houston (BTH). These companies historically dominated employment in Rugby and have since merged to form Alstom. Engineering remains the most important sector in the town.

Retail Expansion

Rugby has seen the development of three new retail parks:

- **Elliot's Field**, which focuses on leisure and fashion,
- **Junction One**, featuring a nine-screen cinema, various shops, and fast food outlets, and
- **Technology Drive**, primarily home stores and DIY retailers.

Educational Institutions

Rugby boasts several excellent schools, including:

- Lawrence Sheriff School (a boys grammar school),
- Ashlawn School (which has received top ratings from OFSTED),
- Rugby High School (a girls grammar school)
- The prestigious Rugby School, recognized as the birthplace of the modern game of rugby.

Historical Significance and Tourism

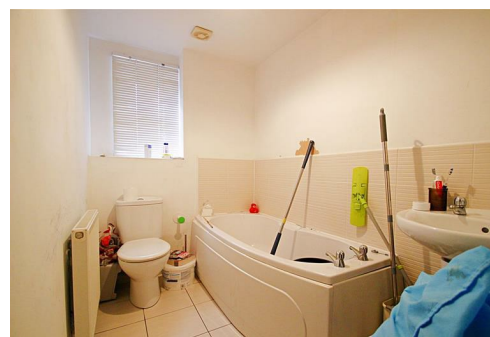
Rugby is credited with inspiring the modern Olympic Games and contributing to the inventions of the laser, hologram, and jet engine. The town enjoys a growing tourism economy, aided by increased marketing efforts from the council and other partners, making it one of the fastest-growing locations in the West Midlands.

Rugby is conveniently located, with London just 54 minutes away by non-stop train. It has excellent access to major roads, including the M1, M6, A5, A45, and A46, as well as DIRFT.

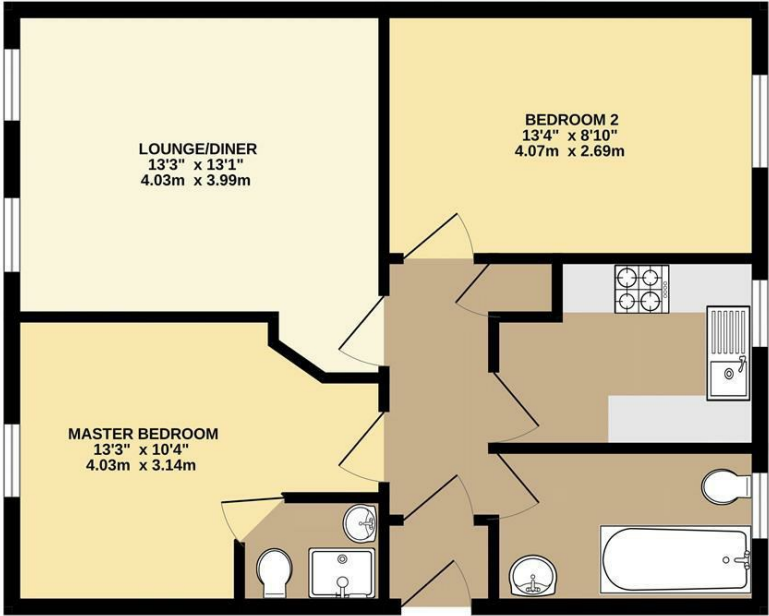
About the Agent

Viewings are strictly by appointment through our sole agents, Cadman Homes. We are a local, family-owned estate and letting agency covering Rugby, Lutterworth, Coventry, and Leamington. If you are unsure about your home's value or haven't yet chosen an agent to sell or let your property, we are here to assist you. For valuations, mortgages, conveyancing, and more, please contact our local office.

We specialize in character and village properties, as well as small new build developments.



GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 564 sq.ft. (52.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority

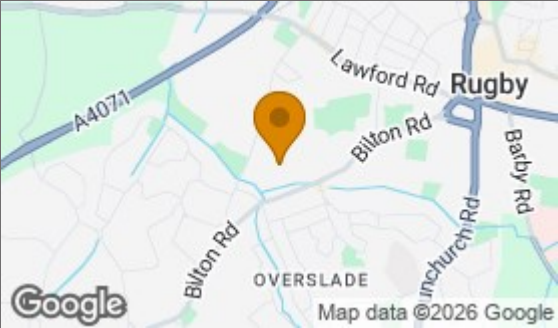
Council Tax Band

B

EPC Rating

Directions

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



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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Cadman Homes
Family Owned, Family Run, Family Values