



EDWARD KNIGHT
ESTATE AGENTS

ALULA HOUSE, 321A HILLMORTON ROAD, HILLMORTON, RUGBY, CV22 5EZ

£169,950





PROPERTY SUMMARY

An excellent opportunity to acquire a stylish and immaculately presented top floor apartment, situated within a contemporary, energy-efficient development in the heart of Hillmorton, one of Rugby's most sought-after residential areas.

This attractive development comprises nine generously proportioned apartments arranged across three floors, benefiting from allocated off-road parking and well-maintained communal entrance areas. Residents also enjoy the convenience of on-site electric vehicle charging points, automatic communal lighting, and a secure Videx entry system.

Finished to a high specification throughout, the accommodation briefly comprises an inviting entrance hall, a spacious open-plan living, dining and kitchen area complete with integrated appliances, two well-sized double bedrooms with fitted wardrobes, and a modern shower room. Additional features include electric central heating, uPVC double glazing, secure intercom access, an allocated parking space, and access to a communal garden with a drying area and bicycle storage. Energy Rating: A.

LOCATION

Situated within a peaceful cul-de-sac just off the highly regarded Hillmorton Road, this property enjoys a prime position on the popular Paddox Estate, one of Rugby's most established and desirable residential areas.

Hillmorton offers an excellent selection of local amenities within easy reach, including supermarkets, a post office, pharmacy, public houses, cafés, restaurants, beauty salons,



hairdressers, veterinary services, and a variety of independent retailers. Conveniently located nearby are both Sainsbury's and Aldi, making everyday shopping particularly accessible.

The area is well served by a number of highly regarded schools, including Ashlawn School, Lawrence Sheriff School, Hillmorton Primary School, Paddox Primary School, Abbots Farm Infant and Junior Schools, and English Martyrs Catholic Primary School. The renowned Rugby School is also within easy reach, while Rugby town centre provides a vibrant mix of shops, bars, cafés, and restaurants, with an increasingly diverse range of independent dining options.

For those who enjoy the outdoors, the location is ideal. The surrounding countryside offers an abundance of scenic walking routes, public footpaths, and green open spaces to explore. Nearby Hillmorton Locks provides a charming canal-side setting, perfect for leisurely strolls, refreshments, and access to miles of picturesque towpaths.

Commuters are equally well catered for, with Rugby railway station located less than two miles away, offering direct services to London Euston in approximately 50 minutes.

ENTRANCE HALL

OPEN PLAN LIVING KITCHEN DINER

21' 3" x 9' 9" (6.48m x 2.97m) L-Shape Max Measurement

BEDROOM ONE

10' 3" x 9' 1" (3.12m x 2.77m)



BEDROOM TWO

9' 2" x 9' 2" (2.79m x 2.79m)

SHOWER ROOM

COMMUNAL AREAS

One off-road parking space in the car park to the front of the building.

Secure intercom entry into the block with stairs rising to all floor.







Communal garden located at the rear of the building with a bike store and clothes drying area.

LEASEHOLD

999yr Lease

Service charges are approximately £904 per annum, this covers building insurance, communal indoor and outdoor electricity, window cleaning, communal entrance cleaning, fire alarm servicing.

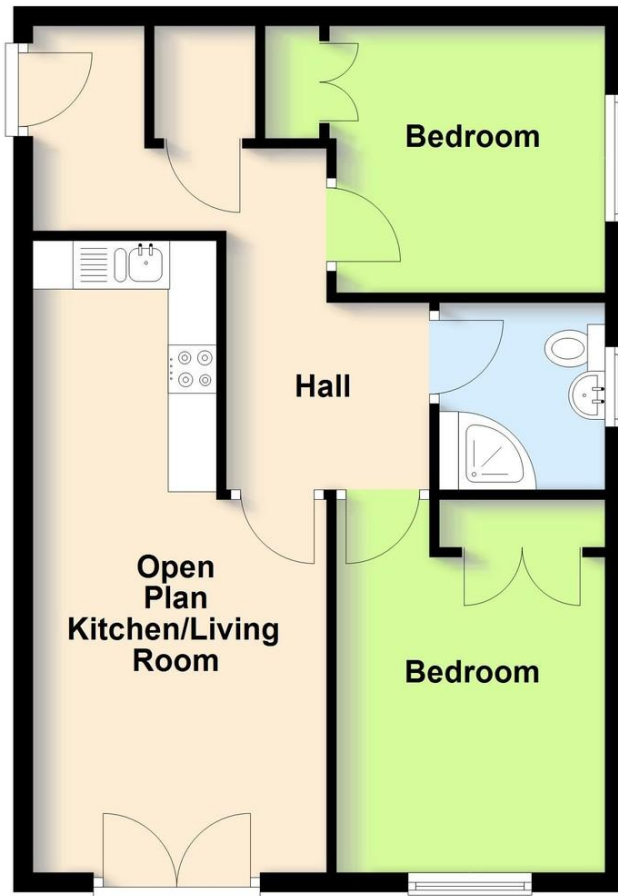
INFORMATION

Every care has been taken with the preparation of these Sales Particulars. All measurements are approximate. 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. Under the Estate Agents Act 1979 and the provision of Information Regulations 1991, we are required to make all interested parties aware that the property being advertised is owned by Edward Knight Partners.



Second Floor

Approx. 51.8 sq. metres (557.6 sq. feet)



Total area: approx. 51.8 sq. metres (557.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		