



APARTMENT 21 KNOX COURT

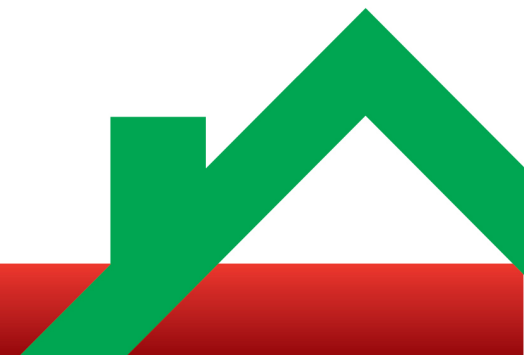
£289,950 Leasehold

RUGBY
WARWICKSHIRE
CV22 7BA



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom first floor apartment and located within the desirable Retirement Living Plus Development of Knox Court, off the prestigious Bilton Road, Rugby. Knox Court is an age restricted development.

The newly constructed development has been designed with intelligent ergonomics and modern methods of construction to provide light, airy and contemporary living with high specification fixtures and fittings.

There is a Homeowners lounge with Wi-Fi and a large courtyard garden designed to be the community hub and providing a communal space for socialising and relaxing. A hotel-style guest suite is also available providing a convenient alternative when people come to stay. All residents benefit from a 24-hr emergency call system, fire detection and secure door camera entry system.

Conveniently located with Rugby town centre within walking distance, where there is a comprehensive range of amenities available to include supermarkets, shops and stores, restaurants and cafes, public houses, recreational grounds and churches of several denominations.

Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston within the hour. Access to the M1, M6, A5 and A14 road and motorway networks are all within easy reach.

In brief, the apartment comprises of an entrance hall with a large store cupboard, w.c., lounge, two well-proportioned bedrooms both with walk-in wardrobe space and a modern shower room fitted with a contemporary white suite.

Externally, there are landscaped communal gardens with onsite resident and guest parking available. Offered for sale with no onward chain, early viewing is essential to appreciate this well appointed hotel style development.

Tenure: LEASEHOLD. 995 years remaining.

AGENTS NOTES

Council Tax Band 'C'.
What3Words: ///wizard.priced.slug

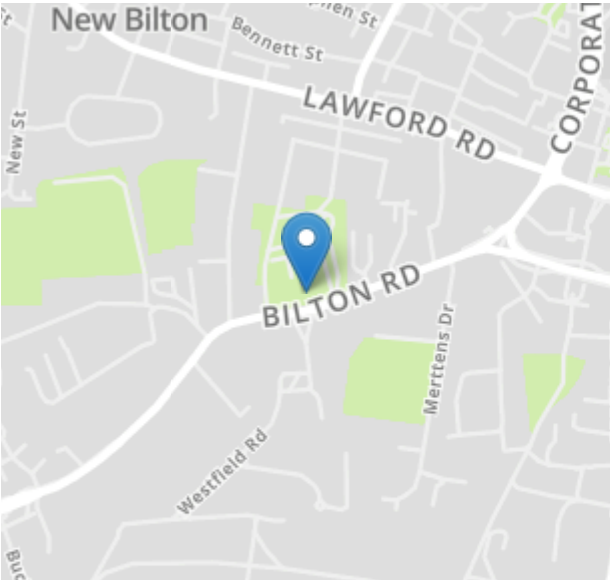
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Two Bedroom First Floor Apartment
- Modern and Contemporary Development Conveniently Located For Rugby Town Centre
- Lounge and Fitted Kitchen
- Well Proportioned Bedrooms with Walk-In Wardrobe Space
- Contemporary Shower Room and Additional WC.
- Electric Heating and Upvc Double Glazing
- Communal Grounds and Resident/Visitor Parking
- Early Viewing is Highly Recommended to Avoid Disappointment
- Knox Court is an Age Restricted Development, No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

First Floor

Entrance Hall
Cloakroom/W.C.
6' 11" x 3' 5" (2.11m x 1.04m)
Shower Room
7' 5" x 7' 1" (2.26m x 2.16m)
Bedroom One
13' 1" x 10' 1" (3.99m x 3.07m)

Bedroom Two
16' 4" x 9' 10" (4.98m x 3.00m)
Lounge
20' 3" x 10' 10" (6.17m x 3.30m)
Kitchen
9' 11" x 8' 3" (3.02m x 2.51m)

FLOOR PLAN

21
76.58 SQM
845 SQFT



LIVING (Max)	10' - 10" x 20' - 3"	3306mm x 6172mm
KITCHEN (Max)	8' - 3" x 9' - 11"	2504mm x 3030mm
SHOWER ROOM (Max)	7' - 5" x 7' - 1"	2247mm x 2148mm
WC (Max)	3' - 5" x 6' - 11"	1050mm x 2100mm
BEDROOM 1 (Max)	10' - 1" x 13' - 1"	3059mm x 3991mm
BEDROOM 2 (Max)	9' - 10" x 16' - 4"	3008mm x 4969mm

IMPORTANT INFORMATION
We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor’s ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.