



FLAT 18 KNOX COURT 75% Shared Ownership £153,750 Leasehold

BILTON ROAD
RUGBY
WARWICKSHIRE
CV22 7BA



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DESCRIPTION

*** 75% SHARED OWNERSHIP - AGE RESTRICTED PROPERTY ***

Brown and Cockerill Estate Agents are delighted to offer for sale this one bedroom ground floor apartment conveniently located and within walking distance of Rugby town centre. The property is being offered for sale on a 75% shared ownership basis and is age restricted to people over 70 years old.

The modern development comprises of 27 one bedroom and 35 two bedroom apartments. All apartments are spacious, light, contemporary with intelligent high specification fixtures and fittings. There is a Homeowners Lounge with Wi-Fi designed to be the community hub providing an ideal communal space for socialising and relaxing.

There are a range of amenities available within the town centre to include shops and stores, restaurants and cafes, public houses, hot food takeaway outlets, recreational grounds, supermarkets and churches of several denominations.

Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston within the hour. There is convenient access to the M1, M6, A5 and A14 road and motorway networks.

In brief, the accommodation comprises of an entrance hall with a walk-in storage cupboard and doors off to a generously sized lounge/dining room with a part glazed door giving access to the kitchen. The kitchen is fitted with an oven and microwave, four ring induction hob with extractor over and has an integrated fridge and separate freezer. There are ceiling spotlights and modern under wall cupboard lighting. The double bedroom has a useful walk-in wardrobe and is serviced by the fully tiled wet room which is fitted with a shower area, low level w.c. and a vanity unit with inset wash hand basin with mirror over.

The apartment benefits from Upvc double glazing and has electric heating.

Externally, the property benefits from a private patio area and there are beautiful communal gardens and an on-site bistro which serves a varied menu and is open 7 days a week.

Early viewing is considered essential to appreciate this well-appointed development.

TENURE: Leasehold.

999 year lease - commenced 01/01/22.

Rent: £0 (to be reviewed 01/01/37).

Service Charge: £8870.92 (financial year end 2026).

AGENTS NOTES

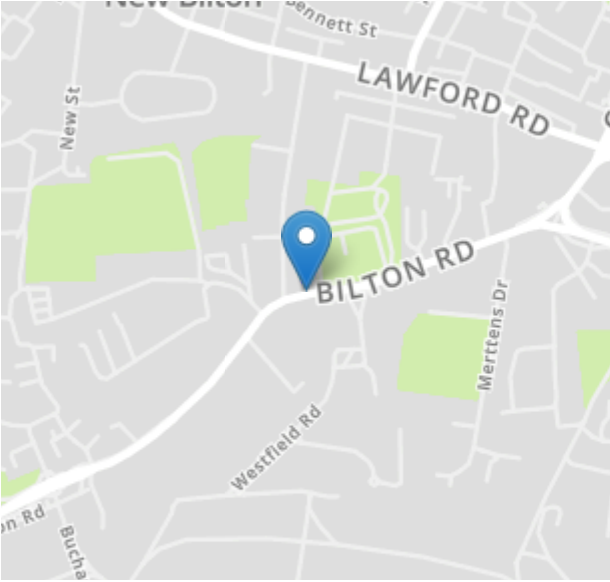
Council Tax Band 'B'.
What3Words: ///panel.cats.hours

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

- One Bedroom Ground Floor Apartment
- 75% Shared Ownership - Age Restricted for Over 70s
- Contemporary Hotel Style Development Conveniently Located for Rugby Town Centre
- Lounge/Dining Room, Kitchen with Oven, Microwave and Integrated Appliances
- Double Bedroom with Walk-In Wardrobe, Modern Wet Room
- Upvc Double Glazing and Electric Heating
- Private Patio and Communal Gardens
- Early Viewing is Considered Essential to Avoid Disappointment



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

Ground Floor

Entrance Hall

10' 1" x 5' 8" (3.07m x 1.73m)

Walk-In Storage Cupboard: 6' 4" x 4' 2" (1.93m x 1.27m)

Lounge/Dining Room

25' 3" x 10' 2" maximum (7.70m x 3.10m maximum)

Kitchen

8' 7" x 8' 1" (2.62m x 2.46m)

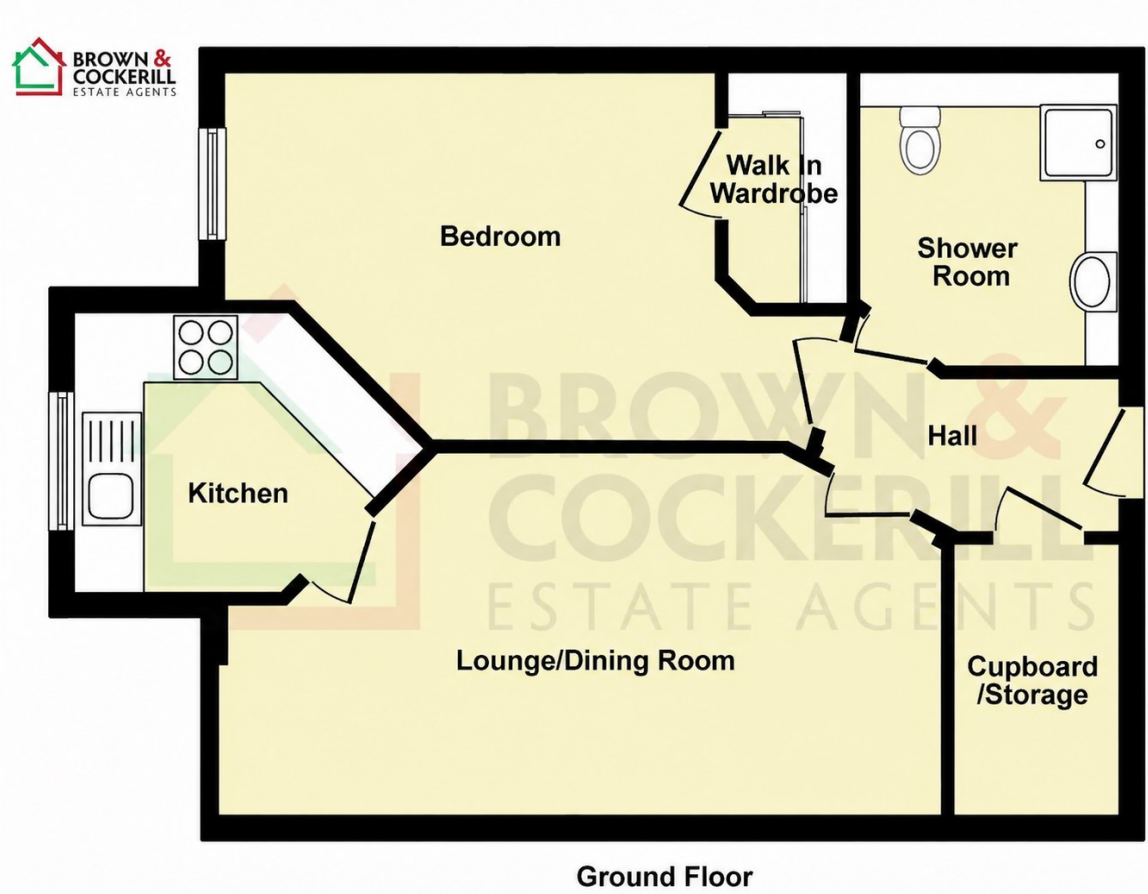
Bedroom

13' 8" x 10' 3" (4.17m x 3.12m)

Wet Room

7' 3" x 6' 11" (2.21m x 2.11m)

FLOOR PLAN



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.