BROWN & COCKERILL
ESTATE AGENTS





Apartment 21 Knox Court

Apartment 21 Knox Court
Rugby
Warwickshire
CV22 7BA

£289,950 Leasehold



- 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 W.C.
- 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

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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

Type here for Agents notes

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.

ENERGY PERFORMANCE CERTIFICATE

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)

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