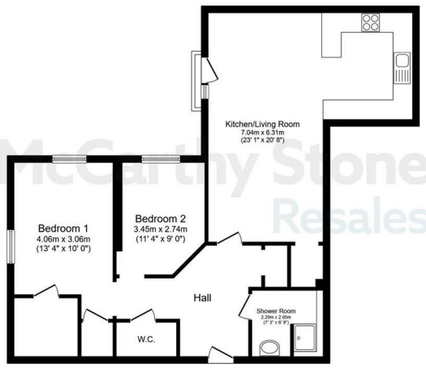
Excellent
Trustpilot

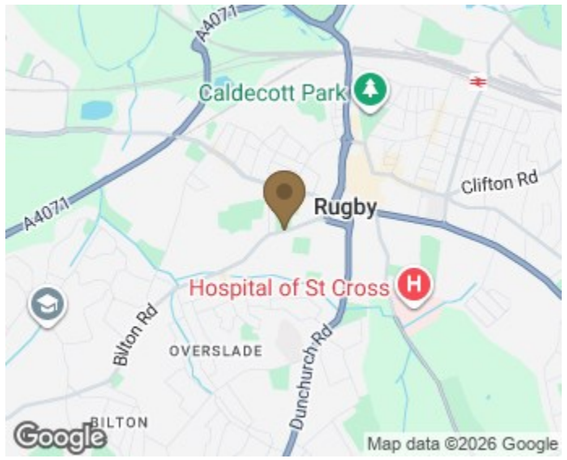
Homes England

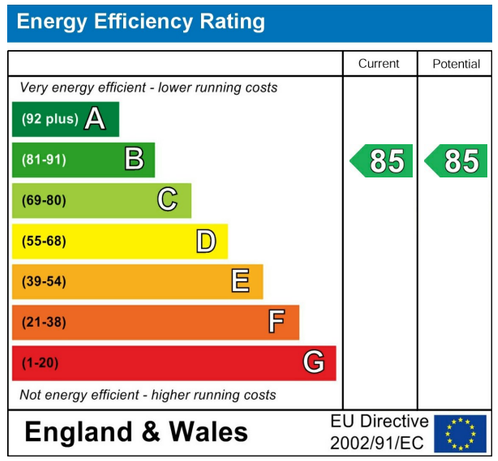
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Total floor area 82.2 sq.m. (885 sq.ft.) approx

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Registered in England and Wales No. 10716544

The Property Ombudsman







35 Knox Court

Bilton Road, CV22 7BA

2 | 2 | Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 35 Knox Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Shared Ownership £244,995
Leasehold

Owned Share: 75% | **Monthly Rent:** £0

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Presented in an 'as new' condition.
- Unique floorplan was open plan lounge and kitchen
- Two double bedrooms
- Contemporary shower room
- Convenient location in central Rugby close to amenities and attractions
- On-site chef-run bistro with ever changing seasonal menus plus barista coffee and cake
- Communal lounge where social events take place
- Landscaped gardens
- 24- hour Estate Manaement team
- Guest suite

McCarthy & Stone
Resales.

Trustpilot ★★★★★ Rated Excellent

35 Knox Court,

2 | 2 | Shared Ownership £244,995

Knox Court
This superb Retirement Living PLUS development in attractive Bilton road, Rugby – exclusive to the over 70s, The beautiful communal facilities set within a gated community and conveniently situated close to all the amenities found in Rugby's bustling town centre, including 'real ale' pubs, restaurants, supermarkets, high street and independent shops and sports facilities.
You'd find all the benefits of a Retirement Living development but with thoughtful extra services that are there for you now, and in the future. This includes a friendly Manager onsite at all times and a chef run bistro, for when you don't feel like cooking – or just fancy a barista-style coffee with a friend. An hour's domestic support every week is included – more if you want it, plus the option of tailored personal care on tap should you need it. Pets are welcome too!
Knox Court is designed to encourage community feeling to flourish, while also allowing you to enjoy the complete privacy of your own spacious retirement apartment. You'll find stylish communal spaces, including a luxurious lounge with free Wi-Fi, and the large courtyard garden - ideal for meeting your friends, neighbours and family for a drink and a chat. And of course, we'll do all the maintenance! There will also be a hotel-style guest suite as a convenient alternative when people come to stay. The communal facilities will become social hubs – a hive of informal gatherings and regular clubs, events and meet-ups to suit all sorts of interests. You'll find things like film nights, pie and mash lunches, knitting clubs, cocktail evenings, music, yoga, birthday parties and even the odd fiesta.
The apartments at Knox Court are designed with intelligent ergonomics and Modern Methods of Construction to ensure they are a joy to live in. As well as being well-insulated, warm and energy-efficient, they have the latest safety and security features built in. You'll benefit from a 24-hour emergency call system, fire detection and door camera entry, so you can see who it is before answering the door- as well as the reassurance of a manager onsite at all times.

Local Area
Rugby's a thriving market town that's laced with history. It's the place where the game of rugby was born back in 1823, when local student William Webb Ellis picked up a football and ran with it. To this day, the town celebrates the fact that it founded the game, and there are several monuments and places of interest to commemorate this, including a statue of William Webb Ellis and the Rugby Hall of Fame.
Local residents love the town's market, which has traded since 1235. Now held in the centre on Mondays, Fridays and Saturdays, it has a reputation as being a friendly place to shop, and the stall holders will get to know your name in no time if you're a regular. On days where the market isn't taking place, you'll never struggle to find somewhere to shop. Rugby has a great range of independent shops, but high street brands also have a presence in the town, with options including Marks & Spencer, Boots and The Range.
In the evening, Rugby also really comes alive with a great range of bars, pubs and restaurants. In fact, Rugby is famous for its quality pubs and 11 of these have CAMRA accreditation. As a result, Rugby even has its own real ale trail that's popular with locals.

Entrance Hall
Front door with door bell and spy hole leading to the entrance hallway giving access to a walk-in store cupboard. Ceiling light and illuminated light switches. Further doors leading to the shower room, living room and bedrooms.

Living Room
Bright and spacious open plan living room with the benefit of west facing French doors which provide lots of natural light in and open up to an outlook towards the side elevation. The living room allows ample room for a dining table. TV and telephone connection points, raised sockets and ceiling lighting. Leading to the kitchen.

Kitchen
Modern open plan kitchen with a range of white high gloss wall, base units and a breakfast bar with 'Quartz' work surfaces. Sink unit, with drainer and mixer tap. Waist level electric oven, four ringed ceramic hob with chrome extractor hood over. Integrated fridge and freezer. Ceiling and under wall unit lighting.

Bedroom One
A spacious master bedroom with the benefit of a dual aspect making this room bright and airy. Doors lead to a walk-in wardrobe providing hanging rails and shelving and a secondary storage cupboard. TV, telephone points, raised power points and central ceiling light.

Bedroom Two
A double second bedroom which could be used for dining or study / hobby room. West facing window with side view outlook. TV, telephone points, raised power points and central ceiling light.

Shower Room
Fully tiled and fitted with suite comprising of level access 'wet room' style shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

W C
Fully tiled and fitted with suite comprising WC, vanity unit with wash basin.

Car Parking
The apartment has an allocated car parking space included.

Service Charge
Paying for the Estates Manager – they ensure the development runs smoothly
All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
A 24-hour emergency call system
Monitored fire alarms and door camera entry security systems
Buildings insurance, water and sewerage rates
Maintaining lifts
Heating and lighting in communal areas
Staff on-site 24/7 for your peace of mind
The running costs of the onsite bistro/restaurant (there is an additional subsidised charge for meals/drinks)
One hour of domestic assistance per week.

Annual Service charge: £11,416.07 for financial year ending 31/03/2027. The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please please contact your Property Consultant or Estate Manager.

Lease Information
999 years from 1st Jan 2022

Additional Services
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:
• FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

• Standard Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.











