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2 Bed Flat In Bonnington Close , Rugby, CV21 4DG

£800 Monthly



Ref:13117





SHORT DESCRIPTION

Property Ref: 13117 Council Tax Band: A EPC: D This stylish two-bedroom flat is situated in the highly sought-after area of Lower Hillmorton, Rugby. Offering comfortable living in a convenient location, this property is ideal for professionals or a small family. The property is convenient for a range of amenities including a parade of shops and stores. This property is located on a quiet road in the heart of one of Rugby's most desirable residential locations, Lower Hillmorton. The area boasts a range of amenities and shops including a hotel, public houses, post office, supermarkets (Sainsbury's & Aldi being a stone's throw away), hardware store, pharmacy, beauticians, hairdressers, veterinary, and a range of eateries and bespoke stores. The nearby bus route provides easy access to Rugby's town centre and retail parks. Schooling includes the ever-popular Ashlawn School, Lawrence Sheriff Grammar School, and outstanding Ofsted-rated Hillmorton Primary School, Paddox Primary School, Abbotts Farm Infant & Junior School, and English Martyrs Catholic Primary School. The world-famous Rugby School is also a short drive away, as is Rugby town centre which offers a growing and diverse range of independent shops, bars, takeaways, and restaurants with a recent boom in independent food outlets offering world cuisine. Walkers will benefit greatly from this property's location, situated on the edge of Hillmorton and its vast ongoing countryside. There is an array of public footpaths and beautiful cross-country walks on offer as well as Hillmorton's 'Locks' which is a pretty canal-side location where you can enjoy refreshments and begin exploring the lengthy canal sidewalks on offer. This property is less than 2 miles from Rugby railway station and 50 minutes from central London by train The property is offered unfurnished. Video Link: https://youtube.com/shorts/35en6_4YRSg?si=Pjt1resRFqb-C4_D

2

Bed Room(s)

1

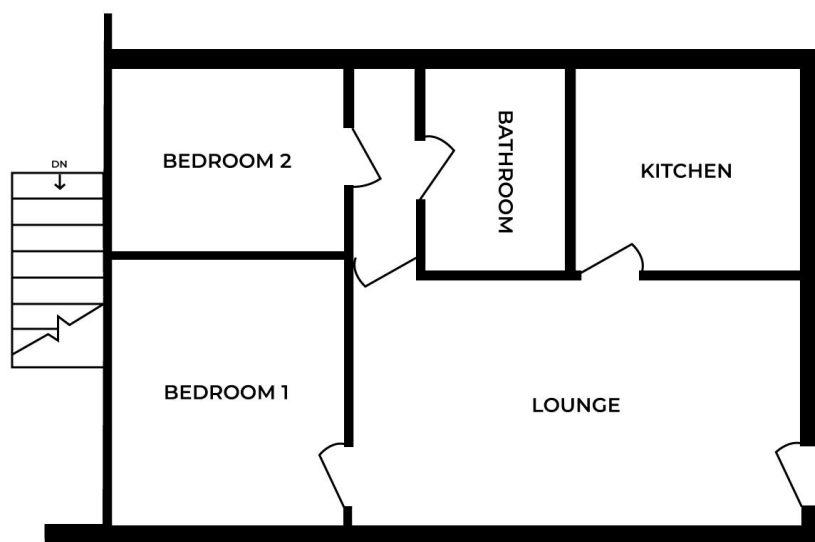
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



FIRST FLOOR

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 59 D | 59 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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