

# KNOX COURT

RUGBY



**McCARTHY STONE**

*Life, well lived*

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Long country walks. Slow  
summer Sundays. Crying at  
movies. Bank holiday Mondays.  
Hugging and kissing. Cheering  
them on. Fresh sheets, soft  
pillows. Your favourite song.  
McCarthy Stone. Life, well lived.

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## RELAXED MARKET TOWN LIVING.

So many people choose to call Rugby home and it's easy to understand why. Thriving market town atmosphere. Superb shopping. Tempting restaurants. Historic architecture. Beautiful surrounding countryside. Excellent transport connections. This delightful part of Warwickshire will spoil you for choice.

### **FIND YOUR HAPPY PLACE IN RUGBY.**

Close to the centre of town is Knox Court. Designed with the over 70s in mind, the development is built to high standards and is an ideal place to live life well.

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## LIVE LIFE YOUR WAY.

Whatever you love doing in life, Rugby will not disappoint. And thanks to its superb location, Knox Court is ideally placed to help you take full advantage of the town and the surrounding area. For everyday essentials, a small parade of shops and a Lidl supermarket is less than half a mile from the development. A short walk in the opposite direction will take you to the main shopping area. Either can be reached by bus and the stop is right outside.

Amongst Rugby's bustling streets, you'll find familiar high street names alongside independent stores and boutiques. There's also a shopping centre and the town hosts a market three times a week. Foodies will find plenty of eateries to tempt the tastebuds.

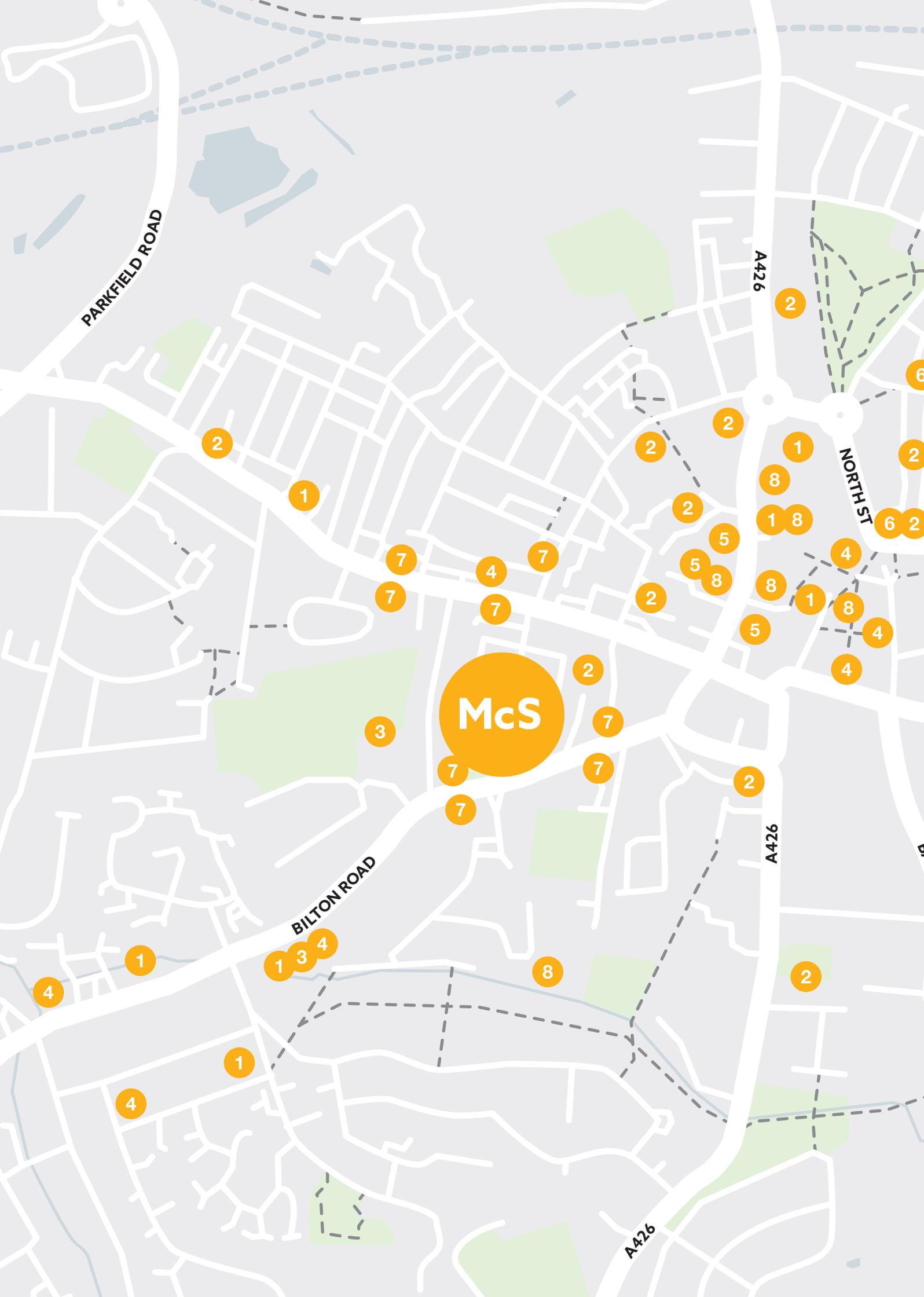
The town is proud to be the birthplace of rugby football. The game was created by the schoolboy William Webb Ellis. His statue now stands outside the town's famous school. Fans of the sport will be delighted to discover a rugby club regularly plays just minutes away from Knox Court. There are lots of other

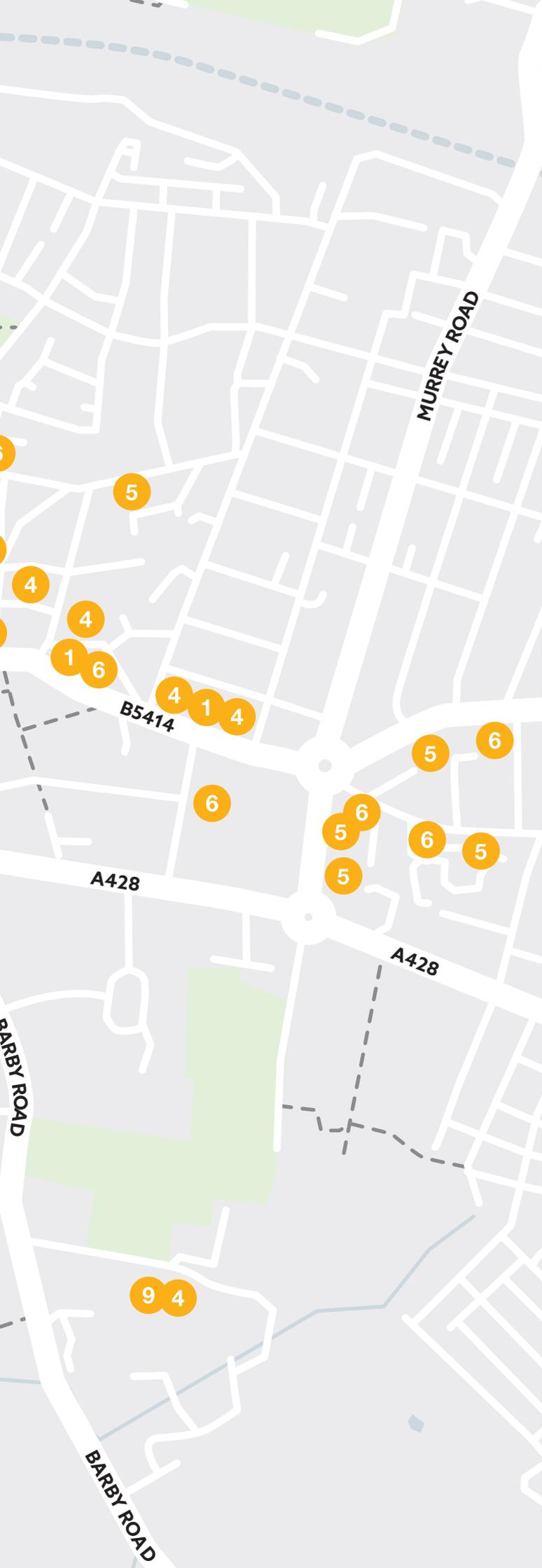
sports nearby too. A bowls club is next door to the development, a cricket club is just down the road and there's an excellent golf course.

Rugby also boasts a vibrant culture scene, featuring live music, cinema and theatre. The Rugby Art Gallery & Museum has a changing programme of exhibitions throughout the year.

If you enjoy being outdoors, Caldecott Park in the town centre is a delight. You'll find mature trees, beautiful flower beds, a bandstand and programme of outdoor events each summer. Further afield, Draycote Water offers water sports, fishing, wetlands, nature trails and woodlands.

Rugby also benefits from great travel links. It's well-served by an excellent bus network and train connections. The M1 and M6 are on the town's doorstep, putting Coventry, Royal Leamington Spa and Northampton within easy reach.





## KNOX COURT

McS Bilton Road, Rugby CV22 7BA

### MAP KEY.

- 1 Supermarket
- 2 Church
- 3 Rugby / Bowls Clubs
- 4 Restaurant / Pub / Tea Rooms
- 5 Doctors
- 6 Dentist
- 7 Bus Stop
- 8 Pharmacy
- 9 Hospital





# **“STRICTLY NIGHTS WITH FRIENDS.”**

Beryl,  
McCarthy Stone homeowner.

Beryl has seen her community grow, and with it a great network of friends. She came here because she wanted an easy-to-look-after property and so gaining a full social life was an unexpected bonus.

# Rugby

## Knox Court

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## STYLISH DESIGN, INSIDE AND OUT.

The development is named after James Hay Knox, one of the most successful football players and managers associated with the Oakfield football ground which once stood on the site. So, the exterior has retained a traditional style that's in keeping with the character of the area.

While the classic façade speaks to the past, you'll find every other element of the development is designed for modern living. Step inside the reception lobby and you'll find a bright, welcoming area. The contemporary style offers a warm welcome to homeowners, friends and family members alike.

Directly ahead is the light and airy bistro restaurant. It serves drinks, light snacks, and a delicious seasonally inspired menu every day. From here you'll discover the social heart of Knox Court, the communal lounge.

This is the thriving hub of the development. For our community, it's a space where they can spend time together. From a catch up over coffee in the morning to an evening gathering filled with fun and laughter. There's also

a quiet spot or two if you just want to settle down with a good book.

Thanks to large patio doors, the lounge makes it easy to access the pretty courtyard garden. Filled with seating, the patio is perfect for soaking up some sun or enjoying a relaxing evening with friends and neighbours during the warmer months,

Your eye will be immediately drawn to the immaculate beds and borders that edge the patio. Follow the path flanked by two elegant pergolas and you'll discover a giant's chess board. Feel free to try and check mate an opponent whenever the mood takes you.

Just as every move in chess demands deep consideration, every shrub, plant and tree in the garden has been carefully selected. Chosen for their vibrant colours or subtle hues, this tranquil oasis will delight throughout the seasons. What's more, you don't need to lift a trowel or wrestle with a lawnmower to enjoy it. We look after all the outside spaces for you.











## MORE FEATURES.

### **BISTRO RESTAURANT\***

Ideal when you don't feel like cooking or want to catch up with friends.

The bistro also offers a variety of light bites and snacks.

### **GUEST SUITE\***

Having friends or relatives over and would like them all to stay the night? You can book them into the development's Guest Suite, which has en-suite facilities.



### **ON-SITE ESTATE MANAGER**

Ensures the development is safe, secure and well maintained alongside arranging social activities that help build a strong sense of community. Staff are also on-site 24 hours a day.



### **DOMESTIC SUPPORT & ASSISTANCE\***

This service can be adapted to your needs. You can even add in things like changing the bed, cleaning the bathroom, shopping for groceries or posting letters. If needed there are flexible care packages.

### **PETS WELCOME**

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.



### **PARKING**

Spaces are available for purchase.

\*Additional charges apply. Subject to availability.





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## MADE FOR LIVING WELL.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Knox Court is no exception.

Comprising 62 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets and flooring.

### HOW TO MOVE?

Whether you are purchasing or renting your apartment at Knox Court, we will help you every step of the way. If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agent to arranging your removals. And with our Part Exchange service, we can act as a cash buyer. To help you select the service that's right for you, our friendly Sales Consultants will explain each in greater detail.







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# YOUR NEW HOME IN DETAIL.



## GENERAL

- Double glazing to all windows
- Balcony or patio to selected apartments
- Walk-in or fitted wardrobes to selected bedrooms
- Telephone and television point in living room and bedroom(s)
- NHBC 10-year warranty
- Sky/Sky+ connection point in living room\*



## KITCHEN

- Fitted kitchen with integrated ceramic hob
- Stainless steel cooker hood and splashback
- Stainless steel sink
- Lever mixer taps



## SHOWER ROOM

- Fitted shower room with tiled flooring
- White sanitary ware with high quality fittings
- Additional WC in selected two bedroom apartments
- Heated towel rail



## HEATING AND FINISHES

- Electric panel radiators
- Neutral décor
- Oak veneered doors
- Chrome door furniture and fittings



## SAFETY AND SECURITY

- Door camera entry system which is linked to your TV
- 24-hour emergency call system with personal pendant alarm
- Intruder alarm and smoke detector
- Illuminated light switches to hall, bedroom(s), shower room and additional WCs

This specification is for guidance only, items may vary. Please check with your Sales Consultant for further details. Images are indicative only. \*Sky/Sky+ subject to Sky subscription.

SO R E F E R E N C E + R E C O R D



# “I’M MORE NEW AGE, THAN OLD AGE.”

Charlotte,  
McCarthy Stone homeowner.

Charlotte is always looking for her next new project, whether it’s joining the local running club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?  
Find out how you could make the move to  
Knox Court, Rugby.

**CALL 0800 201 4106**  
**VISIT [McCARTHYSTONE.CO.UK/  
KNOX-COURT](https://www.mccarthystone.co.uk/knox-court)**

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March 2022



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.

To find out more, call **0800 201 4106**  
or visit [mccarthystone.co.uk/knox-court](https://mccarthystone.co.uk/knox-court)

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