



85 Gardeners End

Bilton
Rugby
CV22 7RQ

£130,000 Leasehold



- A Second Floor Two Bedroom Apartment
- Situated in a Popular Residential Cul-de-Sac Location
- Modern Fitted Kitchen and Separate Lounge
- Modern Bathroom with Three Piece White Suite
- Upvc Double Glazing and Electric Heating
- Allocated Parking Space
- Early Viewing is Recommended
- No Onward Chain, Ideal First Time/Investment Opportunity

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom second floor apartment situated in a quiet cul-de-sac location in the residential area of Bilton, Rugby. The purpose built apartment block is of standard brick built construction with a tiled roof.

There are a parade of shops and stores in the local vicinity and a more comprehensive range of amenities are available in nearby Bilton village to include local shops and stores, major supermarkets, butchers, public houses, doctors surgery, veterinary centres and sought after schooling for all ages.

There is easy commuter access available to the surrounding M1, M6, A5 and A14 road and motorway networks and Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street.

In brief, the accommodation is accessed via a secure entry system with stairs rising to upper floors. There is an entrance hall with storage cupboard, modern fitted kitchen with built in oven and extractor over, lounge, family bathroom with three piece white suite and two bedrooms with bedroom two having fitted wardrobes.

The property benefits from Upvc double glazing, electric central heating and all mains services are connected with the exception of gas.

Externally, there are well maintained communal gardens and one allocated parking space.

Early viewing is recommended to avoid disappointment. The property is being offered for sale with no onward chain and is considered to be an ideal first time/investment opportunity.

Gross Internal Area: approx. 49 m² (527 ft²).

TENURE: The property is LEASEHOLD

Lease details TBC.

AGENTS NOTES

Council Tax Band 'B'.

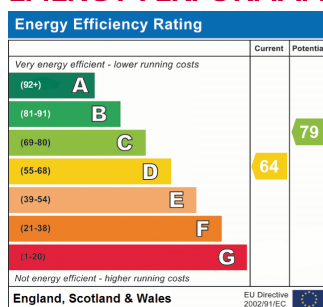
Estimated Rental Value: £850 pcm approx.

What3Words: ///water.tsxi.torch

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



Second Floor

ENTRANCE HALL

15' 11" x 3' 8" (4.85m x 1.12m)

LOUNGE

14' 0" x 11' 9" (4.27m x 3.58m)

KITCHEN

9' 8" x 6' 1" (2.95m x 1.85m)

BATHROOM

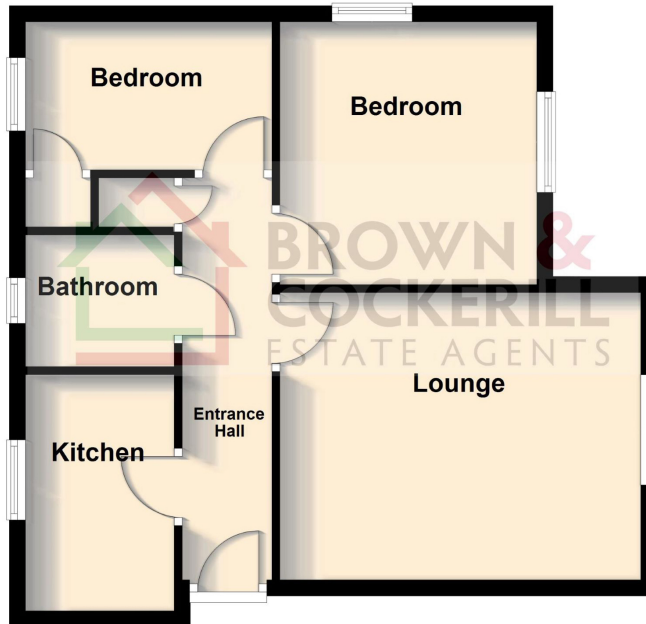
6' 1" x 6' 0" (1.85m x 1.83m)

BEDROOM ONE

10' 9" x 10' 6" (3.28m x 3.20m)

BEDROOM TWO

10' 2" x 6' 10" (3.10m x 2.08m)



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