



Ash Court, Rugby, CV22 6EL



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Located in the highly sought-after Ash Court development in Bilton, Rugby, this lovely two-bedroom first-floor maisonette offers a perfect blend of spacious living and practical functionality. Presented in good condition and set within a quiet, well-maintained residential setting, this property boasts a generous separate lounge, a good-sized breakfast kitchen, and a versatile layout that can accommodate a range of lifestyles. With communal gardens, allocated parking, and residents' share in the freehold, this inviting home is an excellent opportunity for landlords, first-time buyers, couples, or small families seeking comfort and convenience in a friendly community.

Bilton is a popular and vibrant suburb of Rugby with good schools, excellent local amenities, main bus routes and is within walking distance. Situated just a short drive from Rugby town centre, residents benefit from easy access to a variety of shops, schools, parks, and transport links, including Rugby train station providing connections to major cities. The Ash Court development is a well-established community with beautifully kept communal gardens, creating a peaceful environment ideal for outdoor relaxation and family activities. The area's friendly atmosphere and excellent schooling options make it a highly desirable place to call home.

Step inside to discover a spacious and inviting

for versatile furniture arrangements to suit your lifestyle needs. Adjacent is a good-sized breakfast kitchen, thoughtfully designed to accommodate all your cooking and dining requirements. Whether you enjoy casual meals or more formal dining, this kitchen will easily adapt to your preferences while providing plenty of storage and work surfaces.

The property boasts two comfortable bedrooms, including one double bedroom and a second room that can function as a single bedroom or an ideal home office space. This flexibility makes it perfect for those working from home or requiring an additional room for guests or hobbies. The bathroom is well-presented with a large shower and conveniently serves both bedrooms.

Additional practical features enhance the usability of this flat, including a separate large utility room and airing room, both on the outer hallway providing excellent storage options that are often rare in properties of this size. These areas offer space for laundry and household essentials, helping to keep the home clutter-free and well organised. Residents also enjoy a share in the freehold of the building with a lease currently being extended to 123 years, offering peace of mind and long-term security for the future.

The service charge is £101.57 and residents have a share in the freehold and are issued with a share certificate. The residents management committee manage the flats and sort window cleaning, gardening and roof repairs etc if necessary.

Outside, the communal gardens are well maintained, providing a lovely setting to enjoy outdoor time in a quiet and friendly neighbourhood. A designated parking space is included, which is a valuable asset in this popular area. Overall, this two-bedroom maisonette in Ash

Court provides an excellent opportunity to acquire a well-presented home in a prime location, combining spacious living areas with desirable features and a welcoming community atmosphere



- POPULAR RESIDENTIAL DEVELOPMENT ASH COURT IN BILTON, RUGBY
- TWO BEDROOM FIRST FLOOR MAISONETTE IN GOOD CONDITION
- FEATURES A SPACIOUS SEPARATE LOUNGE AND GOOD SIZE BREAKFAST KITCHEN
- ONE DOUBLE BEDROOM ONE SINGLE BEDROOM OR HOME OFFICE
- BENEFITS FROM A SEPARATE LARGE UTILITY ROOM AND AIRING ROOM PROVIDING LOTS OF STORAGE
- COMMUNAL WELL KEPT GARDENS AND PARKING SPACE
- RESIDENTS HAVE A SHARE IN THE FREEHOLD AND LEASE IS CURRENTLY BEING EXTENDED TO 123 YEARS



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