



## 43 Gardeners End

Bilton  
Rugby  
Warwickshire  
CV22 7RQ

Offers in Region of £125,000 Leasehold



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- A Purpose Built Two Bedroom First Floor Apartment in Popular Residential Location
- Brand New Carpets Throughout
- Lounge with Feature Fireplace
- Fitted Kitchen with Oven, Hob, Fridge/Freezer and Washing Machine
- Family Bathroom with Three Piece White Suite
- Upvc Double Glazing and Electric Heating
- Communal Gardens, Allocated Parking and Early Viewing is Highly Recommended
- Ideal Investment/First Time Purchase and No Onward Chain





## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom first floor apartment situated in a quiet cul-de-sac in the popular residential location of Bilton, Rugby. The purpose built apartment block is of standard brick built construction with a tiled roof and has all mains services connected (with the exception of gas).

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 operates a mainline intercity service to Birmingham New Street and London Euston in under an hour.

In brief, the accommodation is accessed via a secure entry system with stairs rising to upper floors. There is an entrance hall with a storage cupboard, modern fitted kitchen with built in oven, four ring electric hob with an extractor over, fridge/freezer and washing machine. The lounge/dining room has a feature fireplace with inset fire and the family bathroom is fitted with a three piece white suite to include a panelled bath with shower over, low level w.c. pedestal wash hand basin and there is a wall heater, extractor fan and electric shaving point. The master bedroom is of a good size and there is a further bedroom with a fitted cupboard housing the hot water tank.

The property benefits from Upvc double glazing and electric central heating.

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

Early viewing is highly 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.

**TENURE:** Leasehold

**LEASE TERM:** Approximately 79 Years Remaining

**SERVICE CHARGE:** £879.00 per annum

## AGENTS NOTES

Council Tax Band 'B'.

Estimated Rental Value: £850 pcm approx.

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## 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

### First Floor

### ENTRANCE HALL

15' 7" x 3' 9" (4.75m x 1.14m)

### LOUNGE/DINING ROOM

14' 9" x 11' 10" (4.50m x 3.61m)

### KITCHEN

9' 9" x 6' 3" (2.97m x 1.91m)

### BEDROOM ONE

10' 8" x 10' 3" (3.25m x 3.12m)

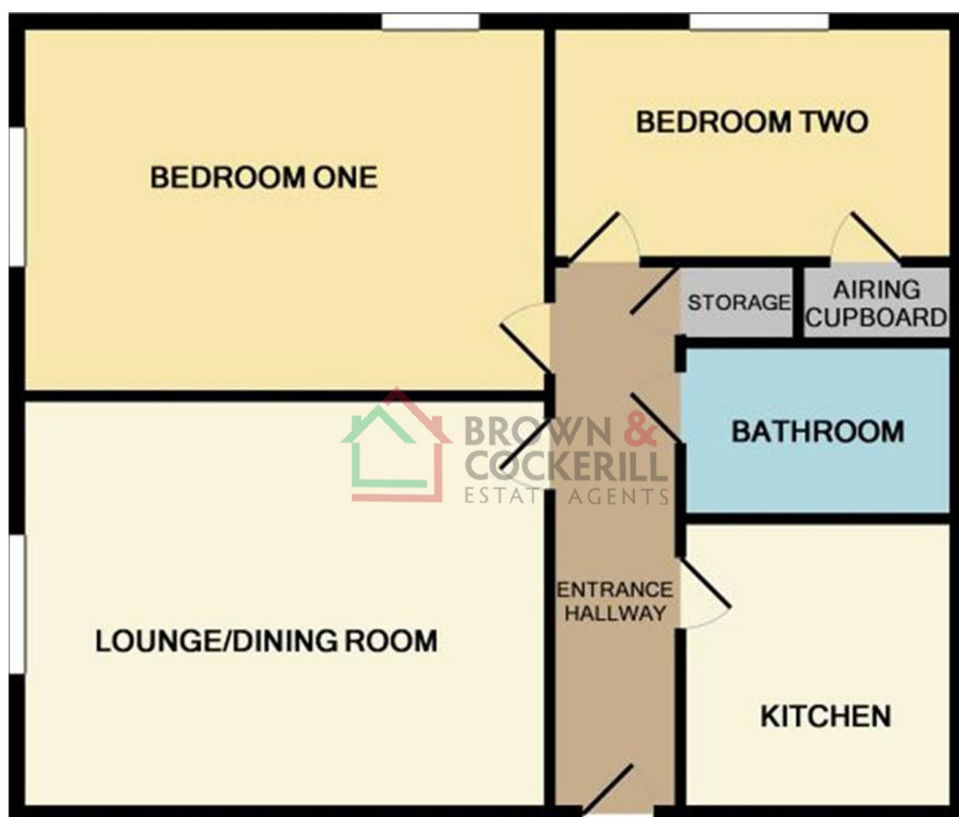
### BEDROOM TWO

10' 2" x 6' 11" (3.10m x 2.11m)

### FAMILY BATHROOM

6' 3" x 5' 11" (1.91m x 1.80m)





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