



## 12b Blackwood Avenue

Bilton  
Rugby  
Warwickshire  
CV22 7ER

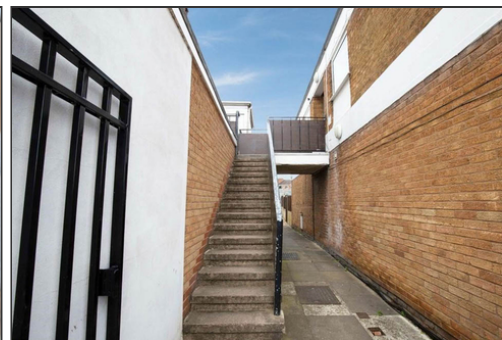
Offers Over £85,000 Leasehold

- A Fully Refurbished One Bedroom Second Floor Apartment
- Lounge/Dining Room
- Refitted Modern Kitchen
- Refitted Modern Bathroom with White Suite
- Upvc Double Glazing
- Electric Storage Heaters
- Extended Lease until 2175
- Cash Buyers Only

Brown & Cockerill Estate Agents  
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## DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this improved and well presented one bedroom second floor purpose built apartment located within this popular and sought after residential area of Bilton, Rugby.

The property is convenient for local amenities including shops, stores, bus routes to Rugby town centre and excellent local schooling.

Nearby Bilton village offers a more comprehensive range of facilities including two supermarkets, public houses and access to the surrounding A45/M45/M1 road and motorway networks.

Located on the second floor, this purpose built apartment offers well presented, light and spacious accommodation to comprise of an entrance hall, lounge/dining room, modern refitted kitchen with hob and oven, one double bedroom with built-in wardrobes and a family bathroom with a refitted modern white suite.

The property benefits from electric heating and recently installed Upvc double glazing to all windows.

Parking is available within communal bays to the front or a parking area to the rear of the development.

As there are commercial premises situated on the ground floor, the apartment would not be suitable for current mainstream mortgage lending and advise that CASH BUYERS are better suited.

Tenure: Leasehold - Lease extended to 2175 (approx. 153 years remaining).

Maintenance & Service Charges: £170 pcm (£2052 per annum).

Rugby Borough Council Tax Band: 'A'

Gross internal area: 570 sqft (53 m<sup>2</sup>).

## AGENTS NOTES

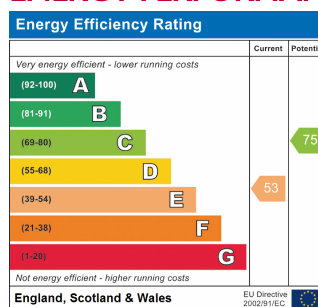
Council Tax Band 'A'.

What3Words: ///scrap.smashes.most

## 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

### LOUNGE/DINING ROOM

13' 8" x 13' 0" (4.17m x 3.96m)

### KITCHEN

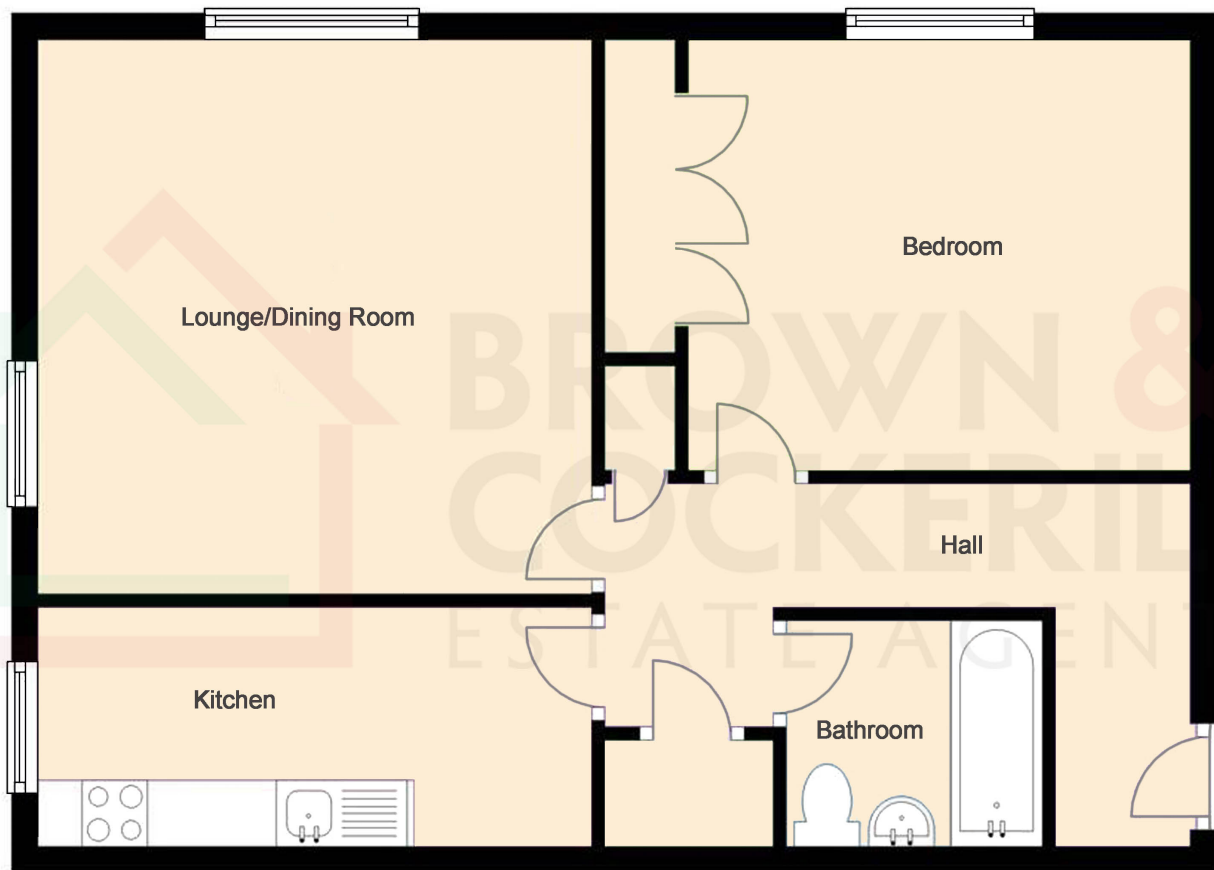
13' 11" x 5' 11" (4.24m x 1.80m)

### BATHROOM

6' 4" x 5' 7" (1.93m x 1.70m)

### BEDROOM

12' 7" x 10' 7" (3.84m x 3.23m)



THESE PARTICULARS ARE ISSUED ON THE UNDERSTANDING THAT ALL NEGOTIATIONS ARE CONDUCTED THROUGH US. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and particulars.