

26A BLACKWOOD AVENUE

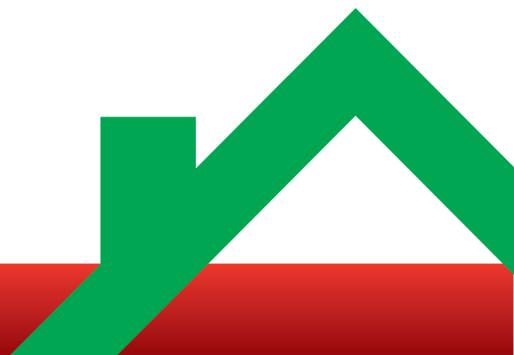
£110,000 Leasehold

BILTON
RUGBY
WARWICKSHIRE
CV22 7ER



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this one bedroom first floor purpose built apartment situated in the popular residential location of Bilton, Rugby. The apartment block is of standard construction and benefits from mains services being connected (with the exception of gas).

There are a range of amenities available within the immediate area to include a parade of shops and stores, local supermarket, bus routes to Rugby town centre and excellent schooling for all ages.

Convenient commuter access is available to the surrounding M45/M1/A45 and A46 road and motorway networks and Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston in under an hour.

We have been advised the apartment has previously generated an income on an AirBNB basis in the region of £15,000 per annum (before fees), making it an ideal investment opportunity.

The apartment is accessed via its own front door off a staircase at the side of the building. In brief, the accommodation comprises of an entrance hall with a storage cupboard, shower room fitted with a three piece white suite and a good sized bedroom with a built in wardrobe. The open plan lounge/kitchen is separated with base units with work surfaces over and the lounge area has access to the balcony which overlooks Blackwood Avenue.

The apartment has Upvc double glazing and electric panel heating.

Externally, there is one off road allocated parking space (number 12).

The apartment is being offered for sale with no onward chain.

TENURE: Leasehold

Lease - approximately 151 years remaining.

Ground Rent - £50 per annum.

Service/Maintenance Charge: £1300 per annum

Ground Rent and Service/Maintenance Charges are combined and payable in 6 monthly instalments.

AGENTS NOTES

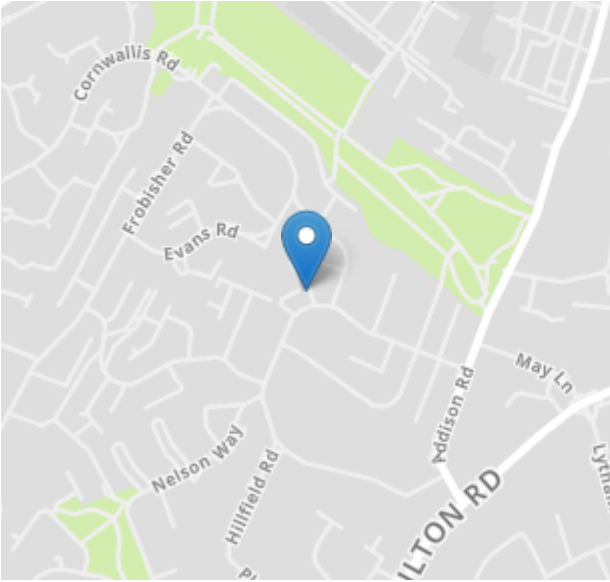
Council Tax Band 'A'.
Estimated Rental Value: £750 pcm approx.
What3Words: ///gasp.kicked.drew

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.

KEY FEATURES

- **A One Bedroom First Floor Purpose Built Apartment in Popular Residential Location**
- **Open Plan Lounge/Kitchen with Access to Balcony**
- **Good Sized Bedroom with Fitted Wardrobes**
- **Shower Room with Three Piece White Suite**
- **Upvc Double Glazing and Electric Heating**
- **One Allocated Parking Space**
- **Ideal Investment Opportunity and No Onward Chain**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

First Floor

Entrance Hall

13' 7" maximum x 4' 11" (4.14m maximum x 1.50m)

Open Plan Lounge/Kitchen

Lounge Area: 13' 2" x 12' 11" (4.01m x 3.94m)

Kitchen Area: 14' 9" x 7' 1" (4.50m x 2.16m)

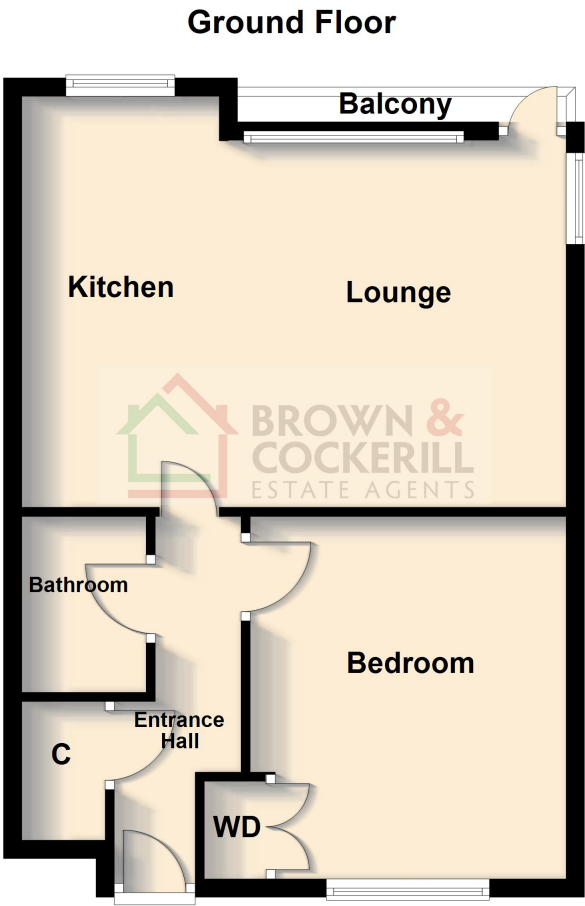
Bedroom

13' 0" x 11' 4" (3.96m x 3.45m)

Shower Room

6' 4" x 4' 6" (1.93m x 1.37m)

FLOOR PLAN



IMPORTANT INFORMATION
We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.