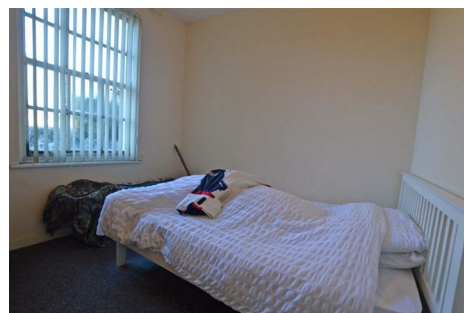


**16 Hillmorton Road  
Town Centre  
RUGBY  
CV22 5AA**

**Guide Price £112,500**



- **INVESTMENT OPPORTUNITY**
- **ONE BEDROOM**
- **ELECTRIC HEATING**
- **SHARED OFF ROAD PARKING**

- **TENANT IN SITU**
- **GROUND FLOOR APARTMENT**
- **LOUNGE AND KITCHEN**
- **ENERGY EFFICIENCY RATING E**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\*INVESTMENT OPPORTUNITY FOR LANDLORDS\*\*** (TENANT IN SITU) A ground floor one bedroom apartment located in Rugby town centre. In brief the accommodation comprises; entrance hall, lounge, fitted kitchen, bedroom and bathroom. The property benefits from electric heating where specified, communal gardens and shared parking. The property is conveniently situated being within walking distance of Rugby railway station which operates mainline services to London Euston and Birmingham New Street in just under 50 and 30 minutes respectively making this location ideal for commuters. Close by, there are shops, restaurants, public houses, Rugby theatre, Rugby library, Caldecott Park and Rugby School.

### **Accommodation Comprises**

Entry via communal entrance. Private door into:

#### **Hallway**

Doors off to bathroom, kitchen, lounge and bedroom. Electric heater. Storage cupboard.

#### **Lounge**

13'3" x 10'4" (4.04m x 3.15m)

Sash window to front. Electric heater. Intercom.

#### **Kitchen**

Fitted with a range of base and wall mounted units with work surface space incorporating a stainless steel sink unit. Electric oven and hob with extractor over. Space and plumbing for a washing machine. Space for a fridge/freezer. Sash window to front.

#### **Bedroom**

9'4" x 8'11" (2.87m x 2.74m)

Sash window to front.

#### **Bathroom**

With suite to comprise; bath with wall mounted shower and shower screen, pedestal wash hand basin and low level w.c. Heated towel radiator. Extractor fan. Sash window to side.

#### **Communal Garden**

Communal garden and communal parking spaces.

#### **Agents Note**

Length of lease: 99 years with 82 years remaining.

Annual ground rent amount: £100 Per Annum

Ground rent review period: Unknown

Annual service charge amount: £147 per month.

Service charge review period: Unknown

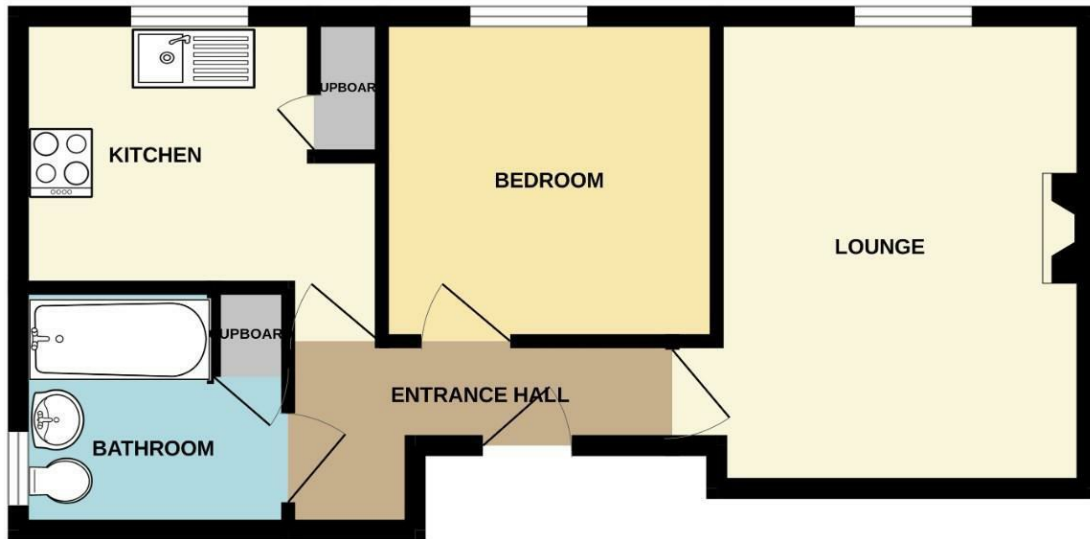
Local Authority: Rugby

Council Tax Band: A

Energy Efficiency Rating: E

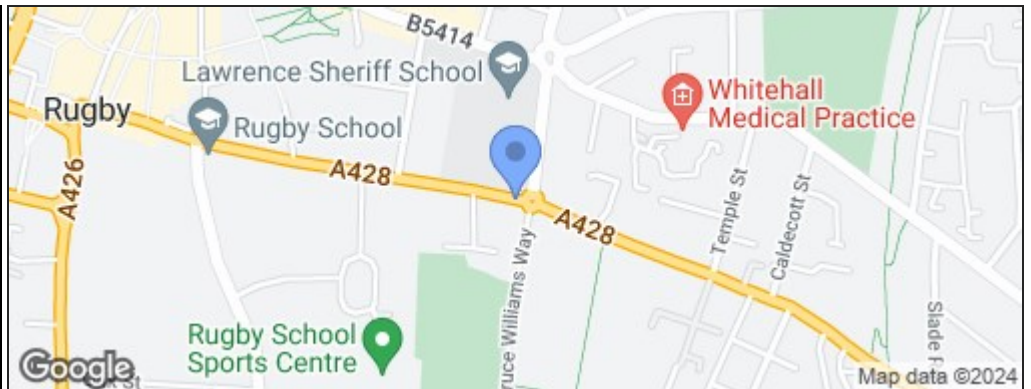


## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          |                         |
| (81-91) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            | 76                      |
| (21-38) <b>F</b>                            | 42                      |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.