

**24A Blackwood Avenue
Bilton
RUGBY
CV22 7ER
£95,000**



- **ONE BEDROOM**
- **IDEAL FIRST TIME OR INVESTMENT PURCHASE**
- **BATHROOM**
- **EXTENDED LEASE**
- **FIRST FLOOR APARTMENT**
- **FITTED KITCHEN**
- **NO ONWARD CHAIN**
- **ENERGY EFFICIENCY RATING C**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A one bedroom, first floor apartment located in a popular residential area in Bilton. This property is currently having the lease extended by an additional 90 years giving 152 remaining and is offered with No Onward Chain. The property is located in Block A which was fully renovated and modernised some time ago and is NOT situated above commercial premises. With the extended lease and not being above commercial premises, means the property is mortgageable. There is parking at the front of the block or the option to purchase designated parking at the rear.

In brief the accommodation comprises; entrance hall, lounge, kitchen, bathroom and a bedroom. The apartment also benefits from electric heating.

This property is ideally positioned within walking distance of some excellent amenities and there is easy access to the regions central motorway networks including the M1/M6 and M45, and is only a short drive from Rugby train station which operates main line services to London Euston and Birmingham.

Accommodation Comprises

Entry via upvc door into:

Entrance Hall

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

Lounge

13'3" x 13'3" (4.06m x 4.06m)

Window to front. Electric heater. Fireplace.

Kitchen

10'4" x 6'2" (3.15m x 1.88m)

Fitted with a range of base and eye level units with worksurface space incorporating a stainless steel sink and drainer unit with mixer tap over. Electric cooker with extractor over. Space for a fridge/freezer. Space and plumbing for a washing machine. Storage cupboard. Window to front.

Bathroom

With suite to comprise; bath with electric shower over, wash hand basin with vanity unit and low flush w.c.

Bedroom One

14'6" x 12'7" (4.44m x 3.86m)

Window to front. Electric heater.

Agents Note

Length of lease: 152 years

Annual ground rent amount: £100.00

Ground rent review period: Yearly

Annual service charge amount: £1,440

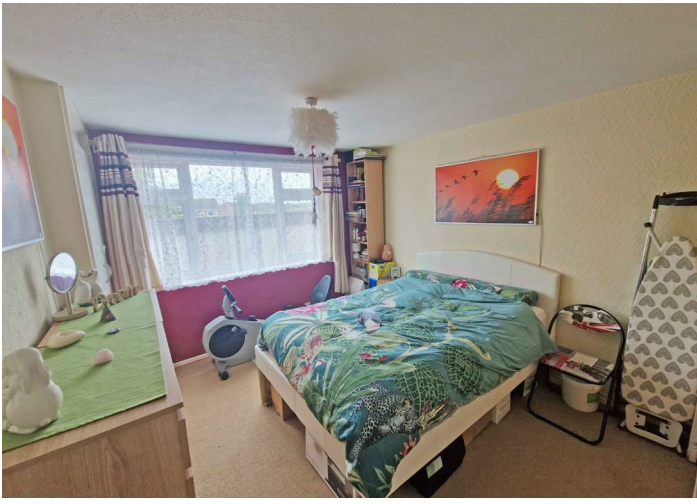
Service charge review period: Yearly

Shared Ownership: N/A

Local Authority: Rugby

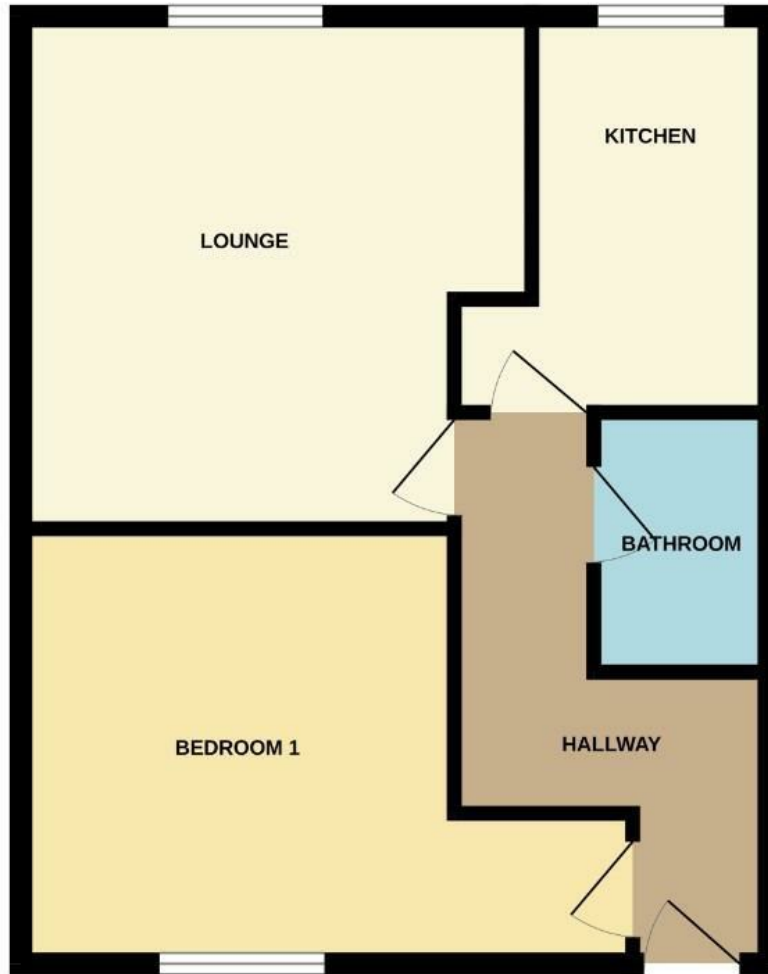
Council Tax Band: A

Energy Efficiency Rating: C





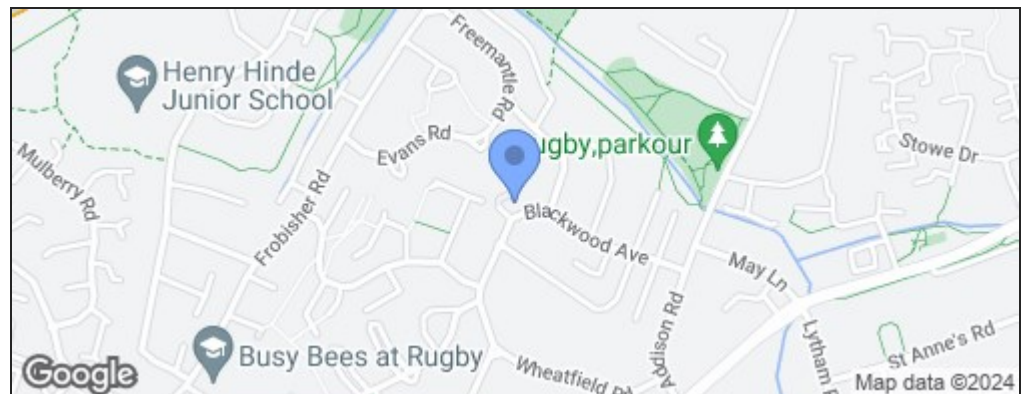
GROUND FLOOR
482 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 482 sq.ft. (44.7 sq.m.) approx.

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.