

**7 Gardeners End
Bilton
RUGBY
CV22 7RQ
£130,000**



- **TWO BEDROOM**
- **ELECTRIC HEATING**
- **SPACIOUS LOUNGE**
- **IDEAL FIRST TIME PURCHASE**

- **FIRST FLOOR APARTMENT**
- **ALLOCATED PARKING**
- **POPULAR LOCATION**
- **ENERGY EFFICIENCY RATING C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A two bedroom first floor well presented apartment located in Bilton. In brief the accommodation comprises; entrance hall, lounge, kitchen, two bedrooms and a bathroom. The property additionally benefits from upvc double glazing, electric heating and allocated parking for one vehicle. 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 railway station which operates main line services to London Euston and Birmingham.

Accommodation Comprises

Entry via hardwood door into:

Entrance Hallway

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

Lounge

14'9" x 11'9" (4.50m x 3.60m)

Window to front. Fireplace with electric heater.

Kitchen

9'9" x 6'2" (2.99m x 1.90m)

Fitted with a range of base and eye level units. Work surface space incorporating a stainless steel sink unit with mixer tap over. Electric oven and hob with extractor over. Space for a fridge/freezer. Space and plumbing for a washing machine.

Bathroom

With suite to comprise; bath with shower and screen, pedestal wash hand basin and low level w.c.

Bedroom One

10'10" x 6'10" (3.31m x 2.10m)

Window to front. Window to side. Electric heater.

Bedroom Two

10'2" x 6'10" (3.11m x 2.10m)

Window to side. Electric heater. Built in wardrobe.

Parking

Allocated parking for one vehicle.

Agents Note

Local Authority: Rugby

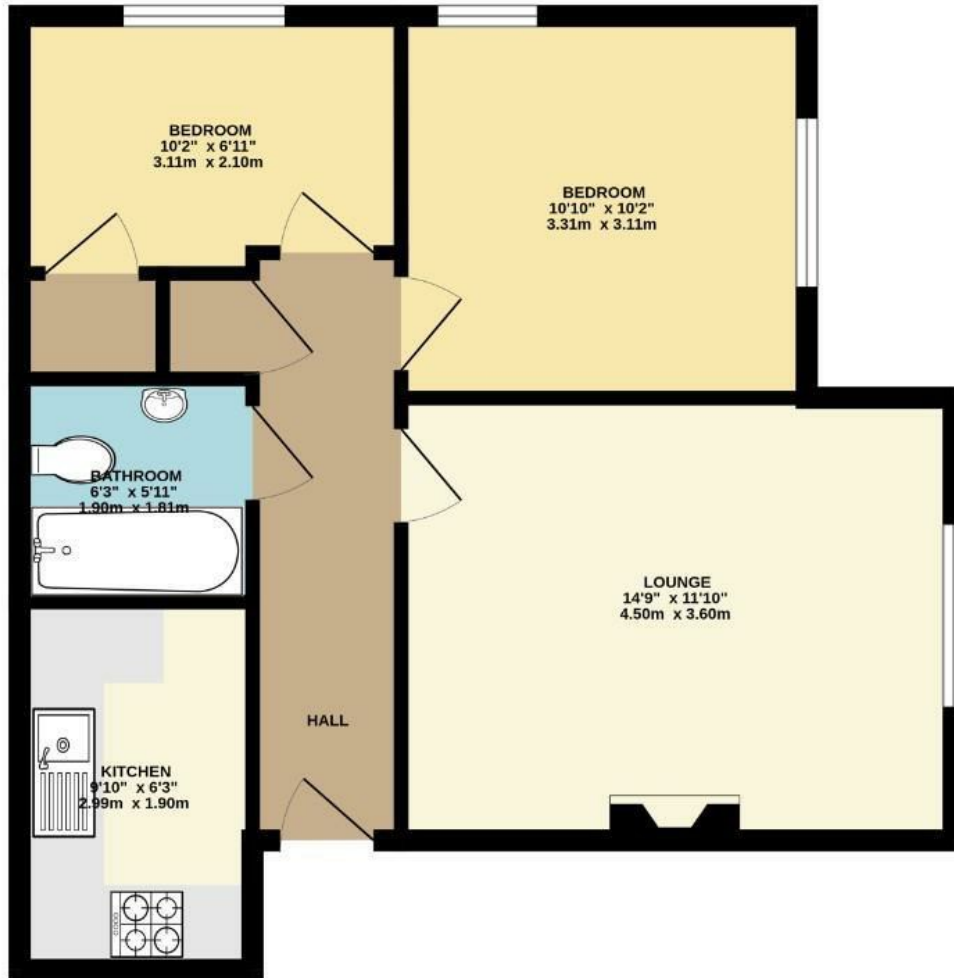
Council Tax Band: B

Energy Efficiency Rating: C

Service Charge: £1438.20 P.A.



GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 528 sq.ft. (49.0 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	84
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.