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Ivy Grange, Bilton
Offers Over £145,000

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ESTATE AGENTS

Ivy Grange, Bilton, Rugby

Welcome to this charming first-floor apartment located in the desirable area of Ivy Grange, Bilton. This modern property, built in 2006, offers a comfortable living space of 721 square feet, making it an ideal choice for individuals or small families seeking a contemporary home.

As you enter the apartment, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The property boasts two well-proportioned bedrooms, ensuring ample space for rest and privacy. Additionally, there are two bathrooms, which is a significant advantage for busy households, allowing for convenience and comfort.

The design is both stylish and functional, catering to the needs of today's lifestyle. Furthermore, the property includes parking for one vehicle, a valuable feature in this sought-after location.

Ivy Grange is known for its friendly community and convenient access to local amenities, making it an excellent choice for those looking to settle in a vibrant area. With its combination of modern living and practical features, this apartment is a wonderful opportunity for anyone looking to make a new home in Bilton. Don't miss the chance to view this delightful property.

Entrance Hallway

L-shaped room, electric panel heater, smoke detector, doors to:

Kitchen/Lounge/Dining Room 9'10" x 21'1" (3.02m x 6.45m)

Fitted with a matching range of base and eye level units with worktop space over, 1 & ½ bowl stainless steel sink with single drainer and mixer tap, tiled splashbacks, built-in fridge, built-in washing machine, built-in electric fan assisted oven, built-in four ring electric hob with pull out extractor hood over, sealed unit double glazed window to side, vinyl flooring to kitchen area, electric storage heater.

Bedroom 1 10'0" x 12'7" (3.05m x 3.84m)

Sealed unit double glazed window to side, electric panel heater, telephone point, TV point, door to:



En-Suite

Fitted with 3-piece suite comprising tiled shower enclosure, pedestal wash hand basin with tiled splash back and low flush WC, extractor fan, sealed unit double glazed window to side, electric panel heater, vinyl flooring and recessed ceiling spotlights.

Bedroom 2 8'7" x 9'6" (2.62m x 2.92m)

Sealed unit double glazed window to side, electric panel heater, TV point, door to airing cupboard housing hot water tank and slatted shelving.

Bathroom 4'11" x 8'5" (1.50m x 2.57m)

Fitted with three-piece suite comprising panelled bath, pedestal wash hand basin with tiled splashback and low flush WC, part ceramic tiled walls, extractor fan, electric panel heater and vinyl flooring.

Communal Gardens

Communal garden and allocated parking space.

Leasehold

Lease Term- 125
Years Remaining - 106
From 2005 to 2130

Ground Rent - £100.00 per annum
Service Charge - £1100.00 per annum

Council Tax

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR

BAND: B



About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the

borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

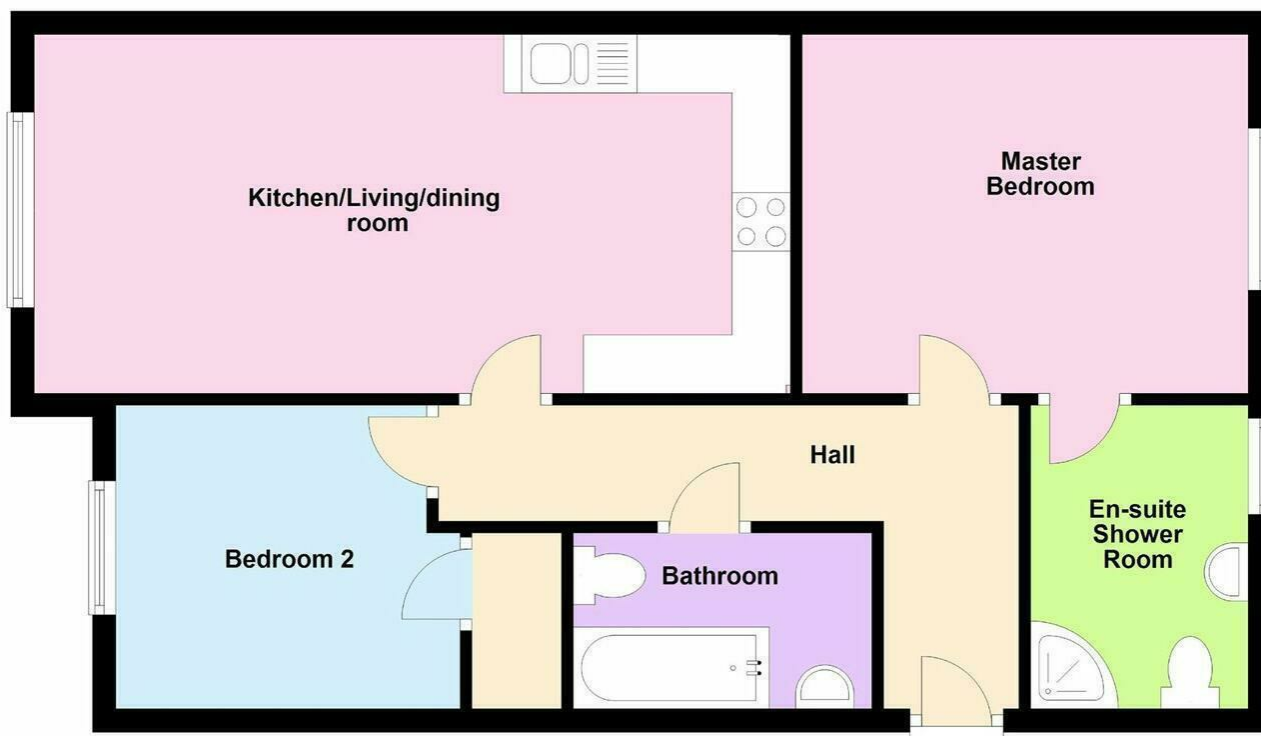
Tenure

This property can be purchased with either vacant possession or with a Tenant in Situ. The current tenant is paying £850.00pcm achieving a yield of 7%



Ground Floor

Approx. 58.1 sq. metres (625.9 sq. feet)



Total area: approx. 58.1 sq. metres (625.9 sq. feet)

Floor plans are for illustration only and should only be used as a guide.
Plan produced using PlanUp.

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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