

Frobisher Road, Bilton, Rugby CV22 7JF
Offers In The Region Of £85,000

archerbassett
LETTINGS AND SALES

Archer Bassett are delighted to bring to the market this well presented top floor flat situated in the sought-after residential area of Bilton Rugby. This home benefits from double glazing, electric storage heating and comprises of an entrance hall with stairs leading to the landing, reception room and one double bedroom. There is a fitted kitchen to include an electric cooker and hob. The shower room has been recently refurbished to include a low flush W.C. wash hand basin and shower enclosure with electric shower. There is also a garage located to the rear of the block for added convenience.

Entrance hall, stairs and landing

3'9" x 8'11" (1.16 x 2.73)

Entrance via a UPVC framed, double glazed door with stairs leading to the landing. To include wall to wall fitted carpets, hand rail to stairs, obscure glass panes to the back landing wall allowing natural light through. Electric meter and consumer unit boxed in.

Kitchen

11'10" x 9'0" (3.63 x 2.75)

Accessed from the landing, UPVC double glazed window to the rear aspect, vinyl flooring with a range of fitted wall and floor mounted units, stainless steel single sink with drainer, four ring electric hob, electric single oven and plumbing for a washing machine.

Lounge

11'7" x 9'1" (3.54 x 2.77)

Accessed from the landing with UPVC double glazed window to front aspect, electric storage heater and wall to wall fitted carpet.

Bedroom

11'8" x 9'0" (3.56 x 2.75)

Accessed from the lounge, with two UPVC double glazed window's, one to front aspect and one to side., Electric storage heater and wall to wall fitted carpet.

Shower room

5'4" x 5'10" (1.65 x 1.79)

Brand new fitted suite to include wash hand basin, low flush W.C. and a shower enclosure with an electric Triton shower. Clerestory windows to rear aspect, vinyl flooring and a storage cupboard housing the water heating cylinder.

Garage

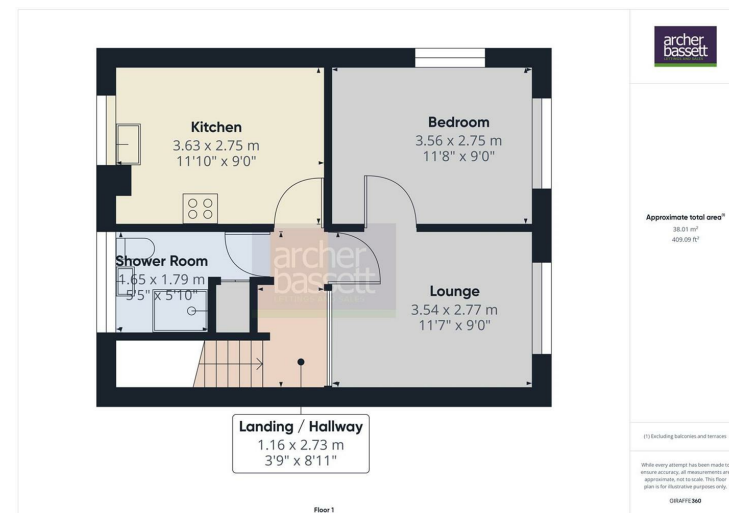
To the rear of the block is a single garage.

Tenure - Leasehold

The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this via their own solicitor or legal representative. We are advised by the vendor that there is approximately 157 years remaining on the lease. A service charge of £520.00 is due half yearly, to be paid in advance in March and September of each year and an additional charge of £561.84 is due annually for insurance premiums.

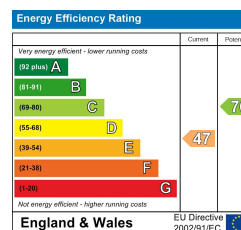
Viewings

Viewings are strictly by appointment only via Archer Bassett.



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