



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

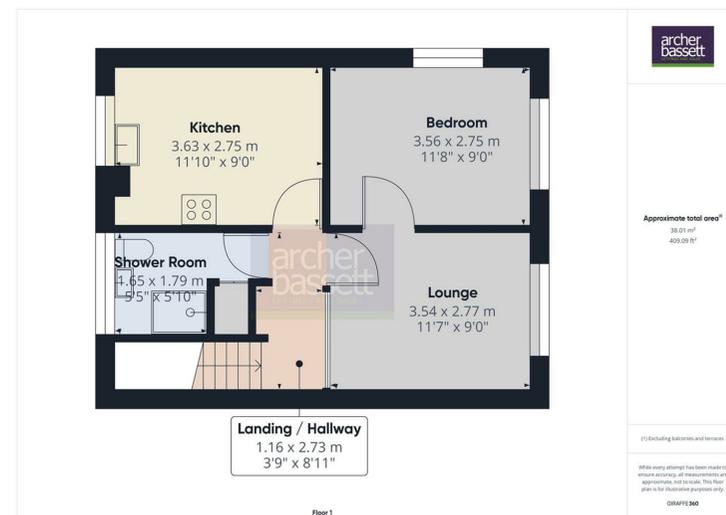
To the rear of the block is a single garage.

### 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.

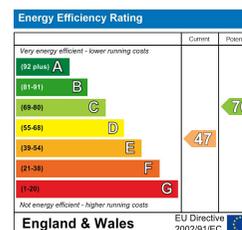
### Viewings

Viewings are strictly by appointment only via Archer Bassett.



### **DISCLAIMER**

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract nor does it constitute property particulars.



67 Hertford Street, Coventry CV1 1LB

**024 7623 7500**

sales@archerbassett.co.uk

**archerbassett.co.uk**