



EDWARD KNIGHT
ESTATE AGENTS

HOGAN HOUSE , 1 IVY GRANGE, BILTON, RUGBY, CV22 7HG

£146,950





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale with no onward Chain this lovely two bedroom apartment located in the popular area of Bilton. In brief the accommodation comprises; entrance hall, lounge, kitchen, two bedrooms with en-suite to master and bathroom. The property further benefits from one allocated parking space.

LOCATION

Bilton is a suburb of Rugby, Warwickshire and located about 1.5 miles south-west of Rugby town centre. It comprises much of the western half of the town and is home to many reputable schools for all ages including; Bawmore Infant School, Bilton C. of E. Junior School, Bilton Infant School, Bilton School, Cawston Grange School, Rugby High School for Girls and Crescent School. Bilton provides easy access to major road networks, including the M1, M6, A45, M45 and fast train service direct to London Euston from Rugby Railway Station.



ENTRANCE HALL

LOUNGE

15' 4" x 13' 10" (4.67m x 4.22m)

KITCHEN

6' 2" x 9' 3" (1.88m x 2.82m)

BEDROOM ONE

10' 2" x 13' 10" (3.1m x 4.22m)

ENSUITE

BEDROOM TWO

9' 11" x 9' 1" (3.02m x 2.77m)

TENURE

Leasehold

Lease Term- 125

Years Remaining - 106

From 2005 to 2130

ground rent - £100.00 per annum

service charge - £1100.00 per annum

TAX BAND

Tax Band: B

LOCAL AUTHORITY

Rugby Borough Council





Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		