



**EDWARD KNIGHT**  
ESTATE AGENTS



- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- SINGLE GARAGE
- SOUGHT AFTER LOCATION

**24 Ash Court, Bilton, Rugby, CV22 6EL**

**Offers Over £145,000**

A well presented two bedroom first floor apartment situated in a highly sought after area of Bilton. The property comprises of: Communal entrance, entrance hall, lounge, breakfast kitchen, two bedrooms, bathroom, utility/storage area, single garage and communal gardens.

The property is being sold with NO CHAIN.

Please call Edward Knight Estate Agents on 01788 543222 to arrange viewings.



## Property Description

### COMMUNAL HALLWAY

Gives access to stairs rising to the first floor. Doors onto Utility/Storage area and Entrance hallway.

### ENTRANCE HALLWAY

Door to side aspect. Radiator. Doors onto further accommodation.

### LOUNGE

15' 8" x 12' (4.78m x 3.66m)  
uPVC double glazed window to front aspect. Radiator. Television and telephone points.

### BREAKFAST KITCHEN

11' 11" x 9' 8" (3.63m x 2.95m)  
Wall and base units with work surface over. Stainless steel sink and drainer unit with mixer tap. Space for a freestanding electric cooker with extractor hood over. Space and plumbing for a dishwasher. Pantry cupboard. uPVC double glazed window to rear aspect.

### BEDROOM ONE

12' 4" x 11' 11" (3.76m x 3.63m)  
uPVC double glazed window to front aspect. Radiator. Built in storage cupboard.





### **BEDROOM TWO**

9' 6" x 6' 2" (2.9m x 1.88m)

uPVC double glazed window to rear aspect.  
Radiator.

### **BATHROOM**

P shaped panelled bath with shower over.  
Vanity unit with hand wash basin and low level WC. Heated towel rail. Tiled walls. uPVC double glazed opaque window to rear aspect.



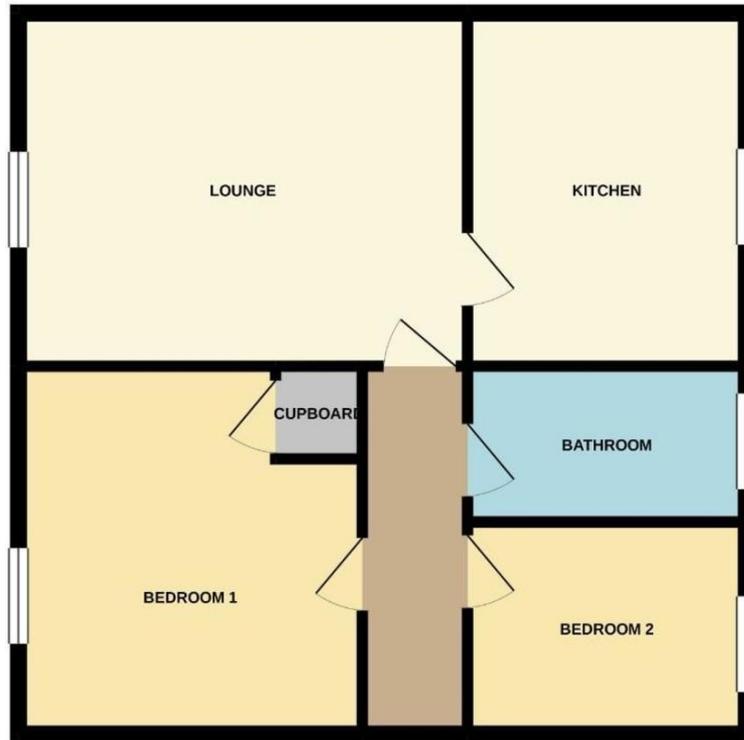
### **UTILITY /STORAGE ROOM**

Door from communal hallway. Wall mounted boiler. Space and plumbing for a washing machine and tumble dryer. uPVC double glazed opaque window to the rear aspect.

### **SINGLE GARAGE**

Located in a separate block with up and over door. Power and lighting connected.

GROUND FLOOR

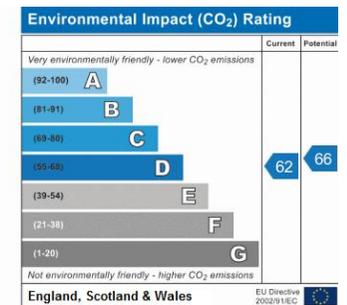
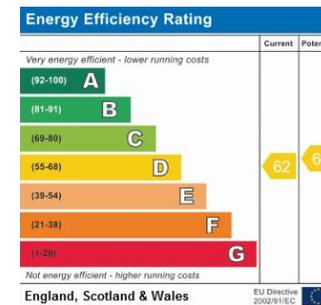


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Metrapix 11/2020

LEASEHOLD INFORMATION

Lease running until 2101.

A maintenance charge of £219.64 is payable every quarter which includes buildings insurance and maintenance of all gardens and communal areas.



14 Regent Street, Rugby,  
Warwickshire, CV21 2PY

www.edwardknight.co.uk  
01788 543222  
sales@edwardknight.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.