



**Stourhead Road
Rugby
CV22 7BF**

- Allocated Parking Space
- Two Double Bedrooms
- Family Bathroom
- En-suite Shower Room

Asking Price Of £119,950
EPC Rating '79'





Property Description

ABOUT THE PROPERTY

This beautifully presented two-bedroom apartment in the heart of Bilton, Rugby, houses spacious reception rooms, and a modern kitchen. The property boasts two generously sized double bedrooms, one with an en-suite shower room, each with ample space for wardrobes and furnishings, alongside a family bathroom, ensuring comfort and convenience for all residents.

With a long 130-year lease, an allocated numbered parking space in the communal car park, and manageable costs including a ground rent of £1,452.40 and service charge of £100.97, this apartment is as practical as it is stylish.

Its location is ideal for commuters, with a short walk to local bus stops, easy access to Rugby train station offering regular services to Birmingham and London, and excellent motorway links nearby. Families will appreciate the choice of three schools and a nursery within close reach, while a play area and park just behind the property provide outdoor space for leisure and recreation.



Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.



ENTRANCE HALL

4.44m x 1.6m max

KITCHEN

2.88m x 2.86m max

BATHROOM

2.46m x 1.58m max

RECEPTION ROOM

4.61m x 4.12m max

BEDROOM

3.96 m x 2.69m max

BEDROOM

3.27m x 2.51m max

ENSUITE

1.56m x 0.95m max





Ground Floor



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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements