

**Sidley House Ivy Grange  
Bilton  
RUGBY  
CV22 7XE**

**£895 PCM**



- **TWO BEDROOM**
- **AVAILABLE NOW**
- **TWO SHOWER ROOMS**
- **KITCHEN**
- **ALLOCATED PARKING SPACE**

- **GROUND FLOOR APARTMENT**
- **UNFURNISHED**
- **LOUNGE**
- **COMMUNAL GARDENS**
- **ENERGY EFFICIENCY RATING C**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\*AVAILABLE NOW\*\*** A two bedroom, ground floor apartment that has recently undergone a redecoration program, and benefits from lounge, kitchen, two bedrooms, two shower room, Dimplex storage heaters, double glazed windows, allocated off road parking, and communal gardens. Situated in an excellent position close to Bilton village with its wide range of shops and other facilities. There is easy access to Rugby Town Centre and Rugby Railway Station which operates mainline services to London Euston and Birmingham New Street. **\*\*UNFURNISHED\*\***  
Sorry No Pets.

### **Accommodation Comprises**

Entry via communal entrance door into communal area with personal door into the apartment.

### **Entrance Hall**

Secure entry phone system. Dimplex storage heater. Cupboard with slatted linen shelving and hot water cylinder. Door to:

### **Lounge / Dining Room**

17'9" x 13'10" (5.43m x 4.23m)

Two windows to side aspect. Dimplex storage heater. Walkway through to:

### **Kitchen**

9'3" x 6'4" (2.83m x 1.94m)

Fitted with a range of base and eye level units with roll top work surface space, incorporating a one and a half bowl sink and drainer unit with mixer tap over. Tiling to all splash areas. Built in electric oven, hob and extractor fan. Fridge/freezer. Washing machine. Further base units and work surface space. Inset spotlights. Wood laminate floor covering. Window to side aspect.

### **Bedroom One**

10'2" x 11'6" (3.10m x 3.52m)

Window to side aspect. Dimplex storage heater. Door to:

### **Ensuite Shower Room**

With suite to comprise; shower cubicle with mixer shower, pedestal wash hand basin, and a low level w.c. Tiling to splash areas. Chrome heated towel rail. Electric shaver point. Inset spotlights. Bathroom cabinet. Extractor fan. Frosted window to side elevation. Tiled floor.

### **Bedroom Two**

9'4" x 10'0" (2.85m x 3.05m)

Window to side aspect. Dimplex storage heater.

### **Shower room**

With suite to comprise; full length shower cubicle, pedestal wash hand basin, and low level w.c. Chrome heated towel radiator. Inset spotlights. Bathroom cabinet. Tiled floor.

### **Garden**

Communal gardens.

### **Parking**

Allocated off road parking for one vehicle located to the rear of the building.

### **Agents Note**

Deposit: £1032.69

Length Of Tenancy: 6 Months

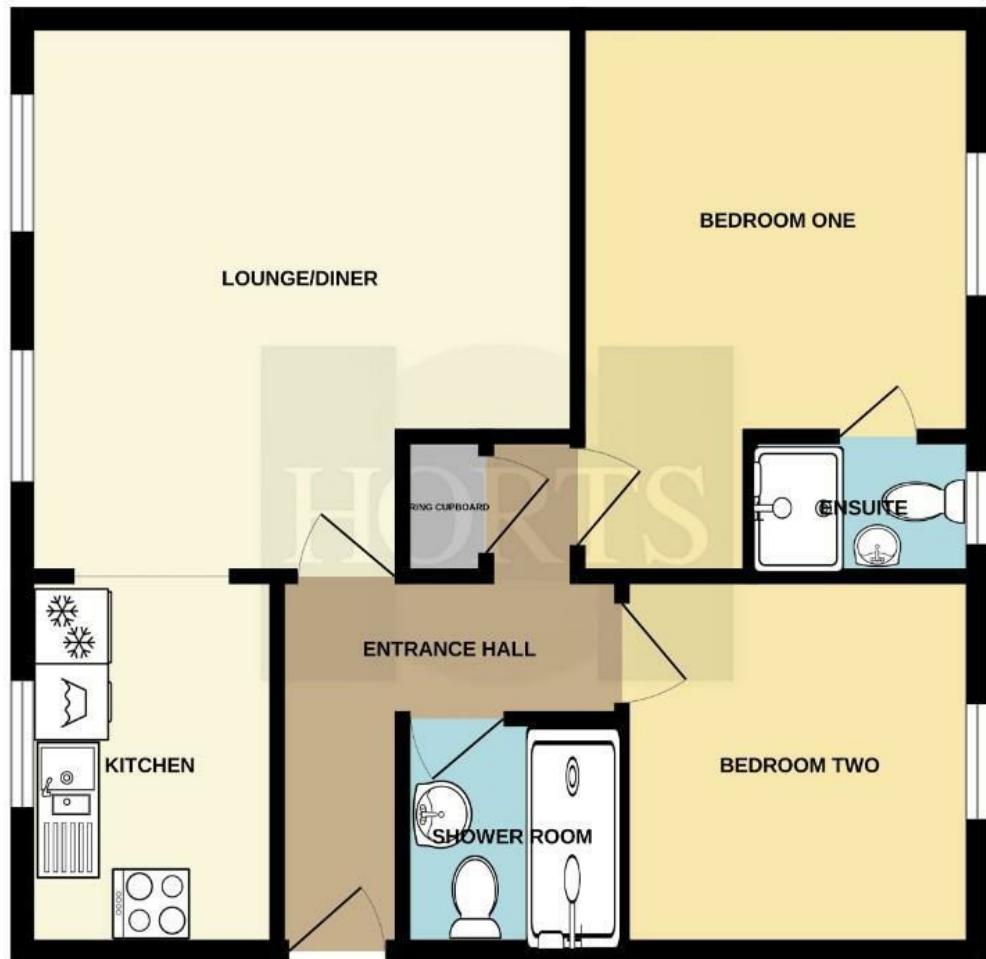
Council Tax Band: B

Energy Efficiency Rating: D



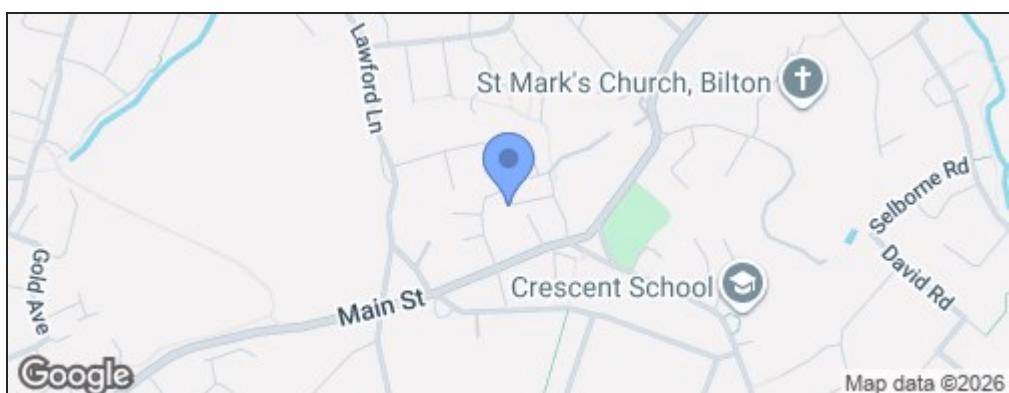


## GROUND FLOOR



Whilst every effort 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	66
(39-54)	E	66
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.