



Flat

# APARTMENT 14, BAKER HOUSE IVY GRANGE, BILTON, CV22 7HF

Per Calendar Month

## £975 Per

FEATURES



HOWKINS &  
HARRISON

# 2 Bedroom Flat located in Bilton

Nestled in the charming Bilton Village, this delightful two-bedroom apartment offers a perfect blend of modern living and comfort. Built in 2006, the property spans an impressive 689 square feet and is situated on the second floor, providing a serene retreat with lovely views.

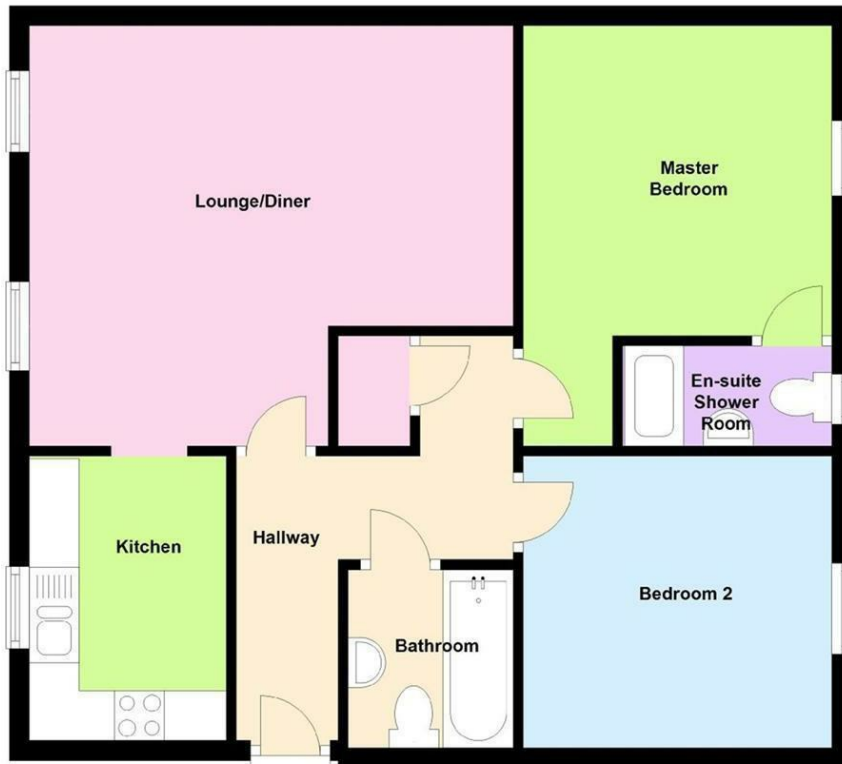
As you enter, you will be greeted by a bright and airy living space, enhanced by new windows that invite natural light to flood the rooms. The well-designed layout includes a spacious living area, ideal for relaxation or entertaining guests. The property features two generously sized bedrooms, with the master bedroom benefiting from an ensuite bathroom, ensuring privacy and convenience.

Bilton Village is known for its friendly community atmosphere and local amenities, making it an ideal location for families and professionals alike. With easy access to nearby parks and shops, you will find everything you need within a short distance.

This property is perfect for those seeking a modern home in a desirable location. Whether you are looking to buy or rent, this two-bedroom house in Ivy Grange is a wonderful opportunity not to be missed.

## Ground Floor

Approx. 57.9 sq. metres (623.5 sq. feet)



Total area: approx. 57.9 sq. metres (623.5 sq. feet)

Floor plans are for illustration only and should only be used as a guide.  
Plan produced using PlanUp.

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Council Tax Band

**B**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.

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