

**Apt.1 Baker House Ivy Grange  
Bilton  
RUGBY  
CV22 7HF  
£145,000**



- **TWO BEDROOM**
- **KITCHEN WITH APPLIANCES**
- **ELECTRIC HEATING**
- **CLOSE TO AMENITIES**

- **GROUND FLOOR APARTMENT**
- **ENSUITE SHOWER ROOM**
- **ALLOCATED PARKING**
- **ENERGY EFFICIENCY RATING C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A beautiful ground floor two bedroom apartment which benefits from kitchen with appliances to include, oven, hob, washer/dryer and fridge, electric heating, ensuite shower room, sealed unit 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 easy access to Rugby town centre and Rugby Railway station which operates mainline services to London Euston and Birmingham New Street. This property is offered with NO ONWARD CHAIN.

### **Accommodation Comprises**

Entry via communal entrance door. Further door leading to:

#### **Entrance Hall**

Entry phone system. Electric panel heater. Cupboard housing hot water cylinder. Doors to all rooms.

#### **Lounge / Dining Room**

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

Window to front. Window to side. Electric storage heater. Television point. Archway 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 stainless steel sink and drainer unit with waste disposal. Tiling to all splash areas. Built in oven, hob and extractor fan. Fitted fridge and washer/dryer. Inset spotlights. Window to front aspect.

#### **Bedroom One**

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

Window to side and rear aspects. Electric panel heater. Door to:

#### **Ensuite Shower Room**

With suite to comprise; shower cubicle with mixer shower, low level w.c. and pedestal wash hand basin. Wall mounted fan heater. Tiling to all splash areas. Inset spotlights. Extractor fan. Frosted window to rear elevation.

#### **Bedroom Two**

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

Window to rear. Electric panel heater.

#### **Bathroom**

Three piece white suite to comprise; panel bath with mixer shower and shower screen over, pedestal wash hand basin and low level w.c. Inset spotlights. Electric fan heater. Extractor fan.

#### **Garden**

Communal gardens.

#### **Parking**

Allocated off road parking is located to the rear of the property.

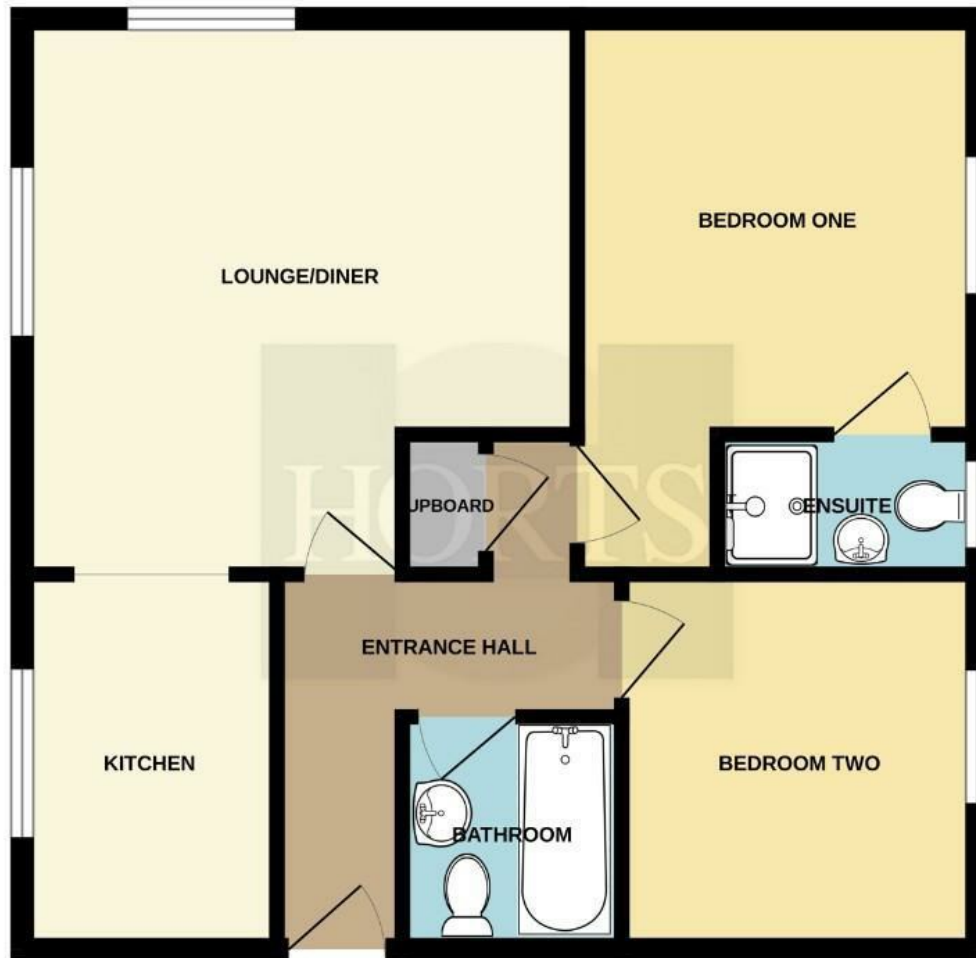
#### **Agents Note**

Council Tax Band: B

Energy Efficiency Rating: C



## 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 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 77                      | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.