

**2 Wade House
Ivy Grange
BILTON VILLAGE
CV22 7HH**

£925 Per Month



- **TWO BEDROOM**
- **AVAILABLE NOW**
- **OPEN PLAN LOUNGE / KITCHEN**
- **ELECTRIC HEATING**

- **GROUND FLOOR APARTMENT**
- **UNFURNISHED**
- **BATHROOM AND ENSUITE SHOWER ROOM**
- **ENERGY EFFICIENCY RATING: C**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

* AVAILABLE NOW* A two bedroom ground floor apartment situated within the sought after village of Bilton. In brief the accommodation comprises of entrance hallway, double glazing, electric heating, family bathroom with shower, two double bedrooms, master bedroom with ensuite shower room and allocated parking area. *UNFURNISHED*

Accommodation Comprises

Door leading into:

Entrance Hall

Wall mounted intercom phone. Wall mounted alarm control pad. Wall mounted electric heater. Double glazed window to front aspect. Wooden door leading into airing cupboard housing the hot water tank and shelf.

Lounge / Kitchen

12'11" x 11'8" (3.94m x 3.56m)

Lounge Area

Two double glazed windows to the rear aspect. Wall mounted electric heater. Television point. Telephone point. Archway leading from lounge area to kitchen area.

Kitchen Area

Fitted with a range of base and wall mounted units with built in electric oven and electric hob with extractor canopy over. Integrated fridge and washing machine. Roll top work surfaces with sink and drainer unit. Tiled splash backs. Recessed spotlights.

Master Bedroom

12'0" x 9'6" (3.66m x 2.90m)

Double glazed window to the rear aspect. Wall mounted electric heater. Television point. Telephone point.

Ensuite Shower Room

Shower cubicle. Pedestal wash hand basin. Low flush w.c. Tiling to splash areas. Shaver light and mirror. Tile effect flooring. Recessed spotlights.

Bedroom Two

12'11" x 8'0" (3.94m x 2.44m)

Two double glazed windows to front aspect. Wall mounted electric heater. Television point. Built in wardrobe.

Bathroom

Panel bath with shower over. Pedestal wash hand basin. Low level w.c. Tiling to splash areas. Shaver light and mirror. Extractor fan. Wall mounted electric heater. Recessed spotlights.

Externally

There is allocated off road parking to the rear.

Agents Note

Deposit: £1067.30

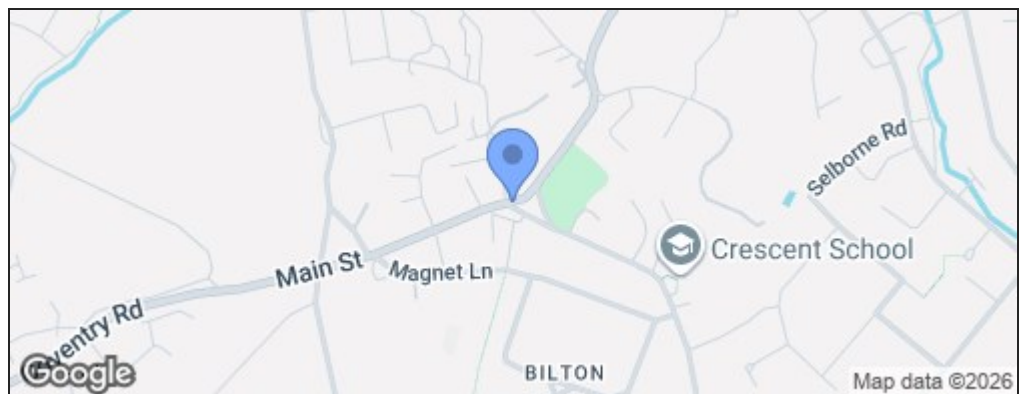
Council Tax Band: B

Energy Efficiency Rating: C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.