



**Connells**

Gardeners End  
RUGBY



## Property Description

\*\*\*IDEAL FIRST BUY/INVESTMENT OPPORTUNITY\*\*\*

Connells are pleased to bring to market the opportunity to acquire this impressive two bedroom, first floor apartment on Gardeners End in Bilton, Rugby. Gardeners End in brief comprises of; entrance hall, lounge, kitchen, two double bedrooms and family bathroom. There is also parking available on a first come first served basis, and a communal garden area. This apartment further benefits from no onward chain.

This property is situated in the highly sought after area of Bilton in Rugby. This location further benefits from excellent travel links including a short walk to the bus stop and short drive to Rugby train station which offers regular services to Birmingham and London Euston in under an hour. There is also easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6. There are three schools & a nursery within walking distance as well as a play area & park to the rear of the property.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see property!

## Entrance

A welcoming entrance hall with a large built in storage cupboard. The entrance hall provides access doors to all reception rooms.

## Lounge

This generously sized lounge opens up with an inviting sense of comfort, and the windows provide plenty of natural day light, its wide layout creates room for relaxation or socialising. There is also plenty room for a dining table and chairs

## Kitchen

The kitchen is well presented and is practical for everyday living, with plenty of storage, countertop space and efficient appliances. This room features a range of wall and mount base units fit for storage, a built in oven with an electric hob and extractor fan, and sink & drain. There is also additional space for a fridge freezer and washing machine.

## Bedroom One

Bedroom one is a comfortable and well-proportioned space, offering plenty of room for a double/king bed and additional furniture such as wardrobes and bedside table. The room is also filled with natural light with neutral decor.

## Bedroom Two

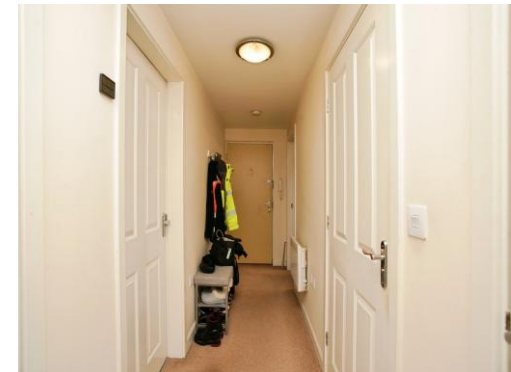
Bedroom two is a versatile second room which makes a fantastic guest bedroom, playroom, or potential office for anyone working from home. Featuring a built in storage cupboard and space for a wardrobe.

## Bathroom

The bathroom is finished to a good standard, a well planned-out three piece suit which features a built in bath tub and a shower over, low level WC and sink. A bright and airy, practical bathroom.

## Parking

This property has a parking area available on a first come first served basis.









Total floor area 50.0 m<sup>2</sup> (538 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01788 579880**  
**E [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)**

25 Regent Street  
 RUGBY CV21 2PE

EPC Rating: C Council Tax  
 Band: B

Service Charge:  
 1626.48

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RBY107988](http://connells.co.uk/Property/RBY107988)**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Feb 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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