



**Connells**

Ash Court  
Rugby





## Property Description

Connells are pleased to present this spacious two-bedroom ground floor property, ideally situated in a highly sought-after residential area of Bilton.

This property offers an excellent investment opportunity and is in need of refurbishment throughout, allowing buyers to add their own personal touch and value.

Conveniently located for Sainsbury's superstore, local amenities on Overslade Lane, Bilton village, and a regular bus service to Rugby town centre with its wide range of shops and amenities. Rugby railway station, with its Intercity links, and the motorway networks are also easily accessible, making this an ideal location for commuters.

The accommodation briefly comprises a spacious reception/dining room, kitchen, inner lobby, two well-proportioned bedrooms, and a bathroom. Outside, the property benefits from well-maintained communal gardens, providing a pleasant outdoor space for residents.

This property is offered with no onward chain and represents a fantastic opportunity for investors or those looking to create their ideal home. Early viewing is highly recommended.

## Communal Hallway

## Study Area

Window overlooking gardens

## Lounge

14' 10" x 11' 11" ( 4.52m x 3.63m )

To front of property, ;arge upvc windows, wooden floor.

## Kitchen

9' 1" x 7' 10" ( 2.77m x 2.39m )

To rear of property, wall & base units, wooden floors, space for fridge freezer, washing machine.

## Ground Floor

## Landing

Hallway with electric storage heater

## Bedroom One

12' max x 11' 7" ( 3.66m max x 3.53m )

To front, large window, electric storage heater, fitted cupboard.

## Bathroom

Heated towel rail, bath, sink & toilet, vinyl floor.















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.focalagent.com](http://www.focalagent.com)

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: E

Council Tax  
 Band: B

Service Charge:  
 1053.76

Ground Rent:  
 5.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RBY107382](http://connells.co.uk/Property/RBY107382)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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