

HILLMORTON ROAD, RUGBY, CV22

£168,000 | 2 Bed Flat - Purpose Built

BELVOIR!



This is a nicely presented modern apartment on the ground floor of this small block on Hillmorton Road - within easy walking distance of Rugby town centre. The apartment benefits from 1x secured parking space and comprises an open plan living / kitchen, two good sized bedrooms one of which has an en-suite shower room, and an additional bathroom. This is a leasehold apartment. The vendor advises there are 113 years remaining on the lease and total annual charges are circa £745.

- SMART APARTMENT
- WALK INTO TOWN
- EPC C RATED
- SECURED PARKING

COUNCIL TAX BAND: C

**Draft Details.**

At the time of print, these particulars are awaiting approval from the vendor(s).

**Disclaimer.**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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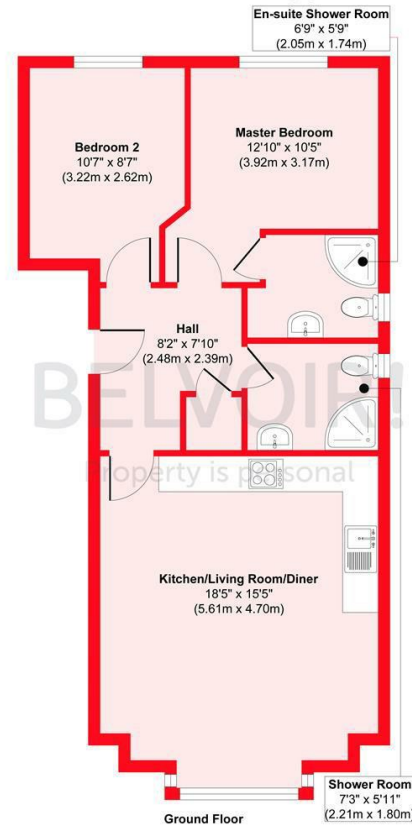
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## Energy Efficiency Rating

	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>	74	77
(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	

## Hillmorton Road, Rugby



Approx. Gross Internal Floor Area 639 sq. ft / 59.35 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

