



EDWARD KNIGHT
ESTATE AGENTS

FLAT 7, BLACKWOOD AVENUE, BILTON, RUGBY, CV22 7ER

£125,000





PROPERTY SUMMARY

A recently refurbished and exceptionally well-presented two-bedroom ground floor apartment, ideally situated within the highly sought-after residential area of Bilton, offering convenient access to a range of local amenities, transport links, and nearby facilities.

This attractive converted apartment provides spacious and modern accommodation throughout, briefly comprising a welcoming entrance hall leading into a stylish open-plan lounge and kitchen area. The contemporary kitchen has a range of modern units and work surfaces, creating a practical and attractive space for both everyday living and entertaining. There are two generously proportioned double bedrooms, each offering ample space for bedroom furniture, together with a modern bathroom fitted with a contemporary suite and shower facilities.

Further benefits include uPVC double glazing, electric heating, and allocated off-road parking located to the rear of the building. Having been recently refurbished throughout, the property is presented in excellent decorative order and would make an ideal first-time purchase, investment opportunity, or low-maintenance home.

LOCATION

Bilton is a highly regarded and well-established residential suburb located approximately 1.5 miles from Rugby Town Centre and Rugby Railway Station. The station provides regular direct services to London Euston, with journey times of approximately 50 minutes, making the area particularly attractive to commuters.



The location is exceptionally well connected, offering convenient access to a number of major road networks including the A45, A14, M45, M1 and M6, providing excellent links to surrounding towns, cities, and the wider motorway network.

Despite its convenient position, Bilton has retained much of its original village charm and character. At its heart lies the historic village green, home to the remains of an ancient cross and traditional village stocks. The green is particularly renowned during the spring months when it is transformed by a stunning display of colourful crocuses, creating a picturesque focal point for the community.

Residents benefit from an excellent range of local amenities, including supermarkets, independent shops, a pharmacy, butchers, dental surgery, and churches representing several denominations. The area is also well served by a selection of highly regarded schools catering for all age groups, further enhancing Bilton's appeal for families and professionals alike.

LEASEHOLD

Service charge approximately £1200.00 pa

125 years left on the lease

ENTRANCE HALL

8' 11" x 8' 3" (2.72m x 2.51m)

OPEN PLAN KITCHEN/DINING/LIVING ROOM

23' 5" x 10' 5" (7.14m x 3.18m)

BEDROOM ONE

16' 11" x 8' 9" (5.16m x 2.67m)



BEDROOM TWO

13' 3" x 8' 3" (4.04m x 2.51m)

FAMILY BATHROOM

8' 6" x 5' 4" (2.59m x 1.63m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	60 D
39-54	E		
21-38	F		