



4 Ash Court, Rugby, Warwickshire, CV22 6EL

HOWKINS &  
HARRISON

4 Ash Court, Rugby,  
Warwickshire, CV22 6EL

Guide Price: £195,000

A spacious three bedroom first floor maisonette situated in a very popular residential area of Bilton, conveniently located within walking distance of local amenities. This property further benefits from attractive communal gardens, parking and a single garage.

#### Features

- Three bedroom maisonette
- Lounge/dining room
- Fitted kitchen
- Highly sought after area
- Very well kept communal gardens
- Garage ( in block )
- Double glazing
- Re-wired
- Gas central heating
- Ash Court Development is privately managed
- Energy Rating-D



## Location

Bilton is located approximately 1.5 miles from Rugby Town Centre and is ideally placed to access major road networks and Rugby Railway Station with its frequent service to London Euston which takes just under 50 minutes. The village still retains some of its original character including a village green which contains the remains of an ancient cross and stocks and is renowned in the Spring for a wonderful array of crocus. Ash Court has the bus stop at the end of the close. The many amenities include two public houses, two supermarkets, a doctor's surgery, chemist, butchers, specialist cheese shop and three churches which include St Marks Church which dates back to the 14th century. Primary and junior schooling is available at Bilton Infant School and Bilton Junior School and further primary education is available at Crescent Independent School and Bilton Grange. Secondary schooling includes Rugby High School, which is within a short walking distance of the property, nearby Bilton School, Lawrence Sheriff School, Princethorpe College as well as world famous Rugby School.

## Ground Floor

Enter via a secure double glazed door to the ground floor where there is a store room with shelving and provision for garden tools. Stairs rise to the first floor where the maisonette is located.



## Accommodation First Floor

The front door opens to the entrance hall with dado rail and doors providing access to the accommodation. The kitchen is accessed via a multi paned door and is fitted with a variety of white high gloss wall and base kitchen cabinets and drawers with work surface over. There is tiling to the splash back areas and fitted appliances include an electric oven and hob, a washing machine and an integrated fridge/freezer. A large picture window affords lots of a natural light and a storage cupboard makes an ideal pantry. An obscure glazed door provides access to the open plan sitting/dining room which can also be accessed from the hall. There is decorative coving to the ceiling, dado rail and an electric feature fireplace which provides a focal point to the sitting room. This open plan room is a generous size and also features decorative columns. A further door from the sitting room opens to an inner hall from which three bedrooms and the family bathroom are accessed. The principal bedroom overlooks the front aspect and features a fitted cupboard with shelving, beech wardrobe, matching headboard, dressing table, chest of drawers and bedside cabinet. Bedroom two is located opposite and also has a fitted cupboard, beech wardrobe and matching dressing table. Bedroom three is currently being used as a study and has fitted shelving. The family bathroom has tiling and easy clean panels to the walls with vinyl flooring and is fitted with a shower enclosure and vanity unit with wc and wash basin inset with mirror over.

## Outside

There are well maintained gardens which are mainly laid to lawn with established borders planted with a variety of shrubs and trees along with paved pathways and external lighting. There is an allocated parking space and single garage.

## Leasehold Details

The residents of Ash Court run their own management company. There are 95 years left on the lease which was renewed in 2020. Ground rent, maintenance and service charge (including buildings insurance) £112.38 per month.

## Viewing

Strictly by prior appointment via the selling agent  
Howkins & Harrison. Contact Tel:01788-564666.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned  
in these particulars are included in the sale. Other items are  
specifically excluded. None of the appliances have been tested  
by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should  
note that it is their specific responsibility to make their own  
enquiries of the appropriate authorities as to the location,  
adequacy and availability of mains water, electricity, gas and  
drainage services.

## Agents Note

Additional information about the property, including details of  
utility providers, is available upon request. Please contact the  
agent for further details.

## Local Authority

Rugby Borough Council. Tel:01788-533533.  
Council Tax Band – B

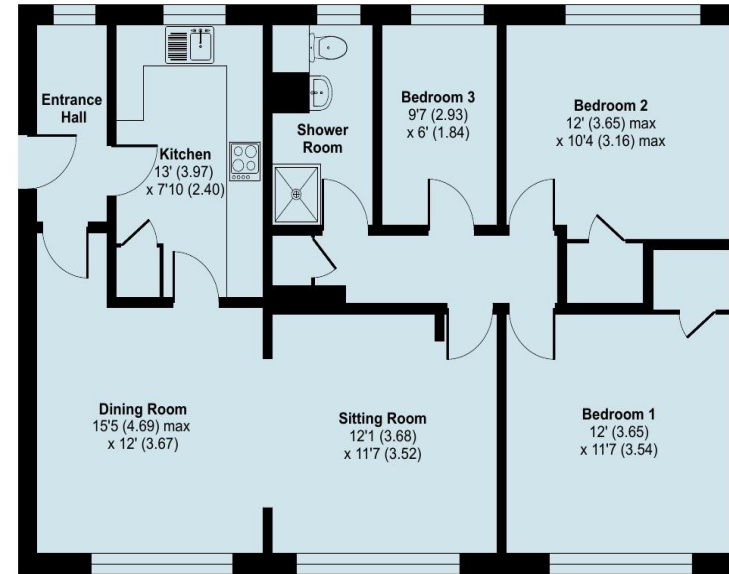
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



## Ash Court, Rugby, CV22

Approximate Area = 951 sq ft / 88.3 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
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## Howkins & Harrison

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