



29 GARDENERS END

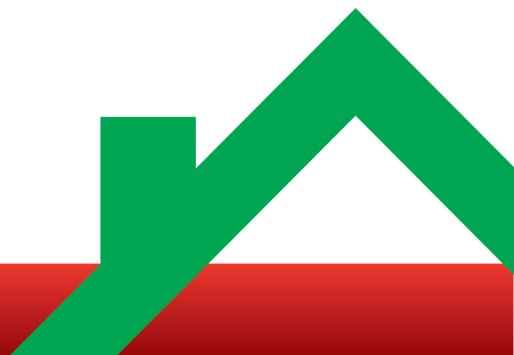
£115,000 Leasehold

BILTON
RUGBY
WARWICKSHIRE
CV22 7RQ



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom ground floor leasehold apartment situated in the popular residential area of Bilton, Rugby. The purpose built block is of standard brick built construction with a tiled roof and benefits from mains services being connected, with the exception of gas.

The property is conveniently located for local amenities including shops, stores, bus routes to Rugby town centre and excellent local schooling for all ages. Nearby Bilton village offers a more comprehensive range of facilities including independent shops, veterinary surgeries, doctors, two supermarkets, public houses and hot food takeaway outlets.

There is easy access to the surrounding A45/M45/M1 road and motorway networks and Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston within an hour.

The apartment is accessed via a secure communal entrance. In brief, the accommodation comprises of an entrance hall with a useful storage cupboard and doors off to the good sized lounge and kitchen, fitted with a four ring hob with oven beneath and extractor over, space for an upright fridge/freezer and plumbing for an automatic washing machine. The bathroom is fitted with a white suite to include a panelled bath with shower over, wash hand basin, low level w.c. and has a wall mounted electric heater. There are two well proportioned bedrooms.

The property benefits from Upvc double glazing and electric heating.

Externally, there are well maintained communal grounds and allocated off road parking.

Gross Internal Area: approx. 46 m² (495 ft²).

TENURE: LEASEHOLD.

Remaining Lease: 79 years.

Service/Maintenance Charge: £ 113.02 per month

The apartment does not incur a Ground Rent charge.

AGENTS NOTES

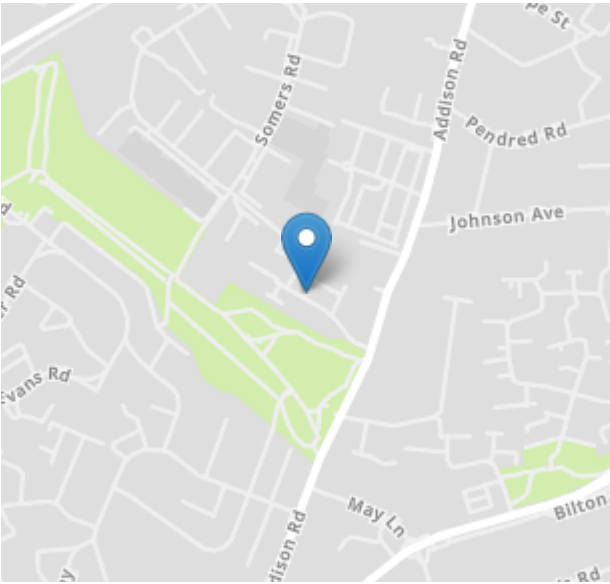
Council Tax Band 'A'.
Estimated Rental Value: £850 pcm approx.
What3Words: ///tennis.agreed.space

MORTGAGE & LEGAL ADVICE

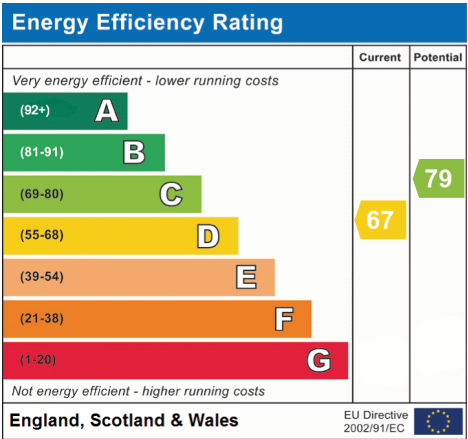
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Two Bedroom Ground Floor Leasehold Apartment
- Popular Residential Location
- Lounge and Two Well Proportioned Bedrooms
- Fitted Kitchen with Oven and Hob
- Family Bathroom with Three Piece White Suite
- Upvc Double Glazing and Electric Heating
- Communal Grounds and Allocated Off Road Parking
- Early Viewing is Highly Recommended and No Ground Rent Charge Applicable



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

Entrance Hall

15' 4" x 3' 8" (4.67m x 1.12m)

Lounge

14' 9" x 11' 9" (4.50m x 3.58m)

Kitchen

9' 8" x 6' 1" (2.95m x 1.85m)

Bedroom One

10' 9" x 10' 3" (3.28m x 3.12m)

Bedroom Two

10' 2" x 7' 0" (3.10m x 2.13m)

Bathroom

6' 1" x 6' 0" (1.85m x 1.83m)

FLOOR PLAN



IMPORTANT INFORMATION
We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.