



41 GARDENERS END

Offers Over £115,000 Leasehold

BILTON
RUGBY
WARWICKSHIRE
CV22 7RQ



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented 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 with intercom system. 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 and tumble dryer. The bathroom is fitted with a white suite to include a panelled bath with shower over; pedestal wash hand basin and low level w.c. There are two well proportioned bedrooms with bedroom two having a useful storage cupboard.

The property benefits from Upvc double glazing and electric heating.

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

TENURE: LEASEHOLD.

Remaining Lease: 99 year lease commenced December 2007 - approx. 79 years remaining.

Service/Maintenance Charge: £113.02 per month payable to Stonewater.

The apartment does not incur a Ground Rent charge.

Gross Internal Area: approx. 54 m² (581 ft²).

AGENTS NOTES

Council Tax Band 'A'.
Estimated Rental Value: £850 pcm approx.
What3Words: ///moth.themes.aside

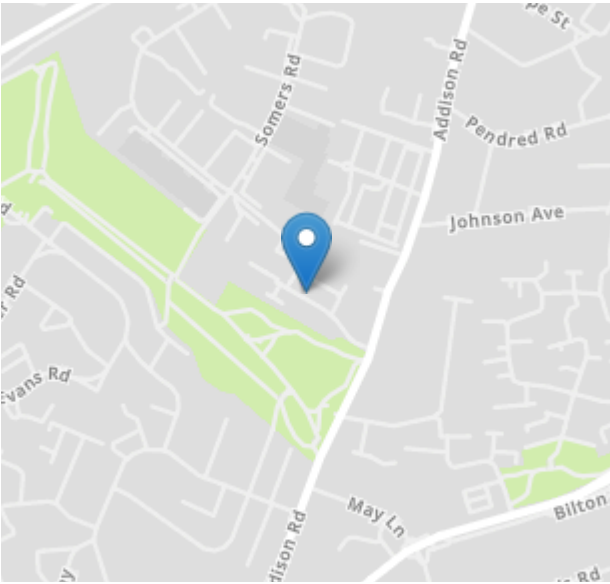
MORTGAGE & LEGAL ADVICE

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 Well Presented 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 Gardens and Allocated Parking
- Early Viewing is Highly Recommended, No Ground Rent Charge Applicable and No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	69	79
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

Ground Floor

Entrance Hall

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

Lounge

14' 8" x 11' 9" (4.47m x 3.58m)

Kitchen

9' 8" x 6' 3" (2.95m x 1.91m)

Bedroom One

10' 8" x 10' 3" (3.25m x 3.12m)

Bedroom Two

10' 3" x 7' 0" (3.12m x 2.13m)

Family Bathroom

6' 3" x 6' 0" (1.91m 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.