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Gardeners End, , Rugby CV22 7RQ  
Offers In The Region Of £120,000

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LETTINGS AND SALES

Well presented two bedroom 2nd floor flat located in a popular area of Bilton. The accommodation comprises of entrance hallway with security intercom, lounge, fitted kitchen with built-in oven and hob, main bedroom being double and single second bedroom with built-in cupboard housing the water tank. The bathroom has a three piece white suite with electric shower over the bath. The property benefits from electric heating and is double glazed throughout. Allocated parking is also a benefit to this home. There is a tenant in situ currently paying £730pcm however vacant possession can be obtained upon completion if required as the current tenant is not on a fixed term contract.

**Hall**  
**3'5" x 15'5" (1.06 x 4.71)**

Front door with spyhole, telephone intercom, electric heater, loft hatch and frame and carpeted.

**Storage**  
Electrical consumer unit.

**Lounge**  
**14'7" x 11'8" (4.45 x 3.57)**  
UPVC double glazed window to the side aspect, electric wall mounted heater and carpeted.

**Kitchen**  
**6'0" x 9'8" (1.85 x 2.95)**  
Range of wall and base mounted units, Whirlpool electric cooker, Whirlpool electric four ring hob, Whirlpool extractor, one and half bowl sink unit with drainer, Dimplex electric heater in kickboard, and vinyl flooring.

**Bedroom One**  
**10'5" x 10'0" (3.20 x 3.07)**  
UPVC double glazed window to the side, electric wall mounted heater and carpeted.

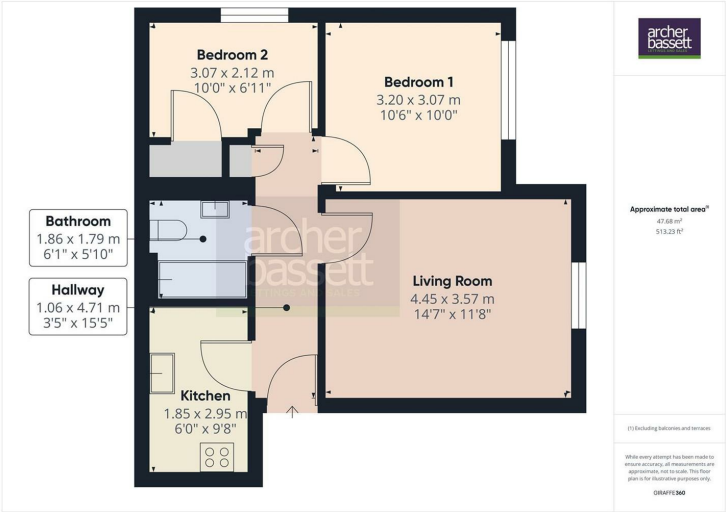
**Bedroom Two**  
**10'0" x 6'11" (3.07 x 2.12)**  
UPVC double glazed window to the front aspect, wall

mounted electric heater built-in cupboard housing the water tank and carpeted.

**Bathroom**  
**6'1" x 5'10" (1.86 x 1.79)**  
Three piece white suite comprising of panelled bath with electric shower over, w.c. and pedestal wash hand basin with hot and cold taps, wall mounted electric heater and vinyl flooring.

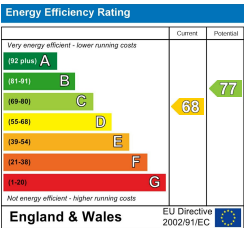
**Tenure - Leasehold**  
The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this via their own solicitor or legal representative. We are advised by the vendor that there is approximately 137 years remaining on the lease, ground rent is approximately £250 per annum and service charge £2232 per annum approximately.

**Viewings**  
Viewings are strictly by appointment only via Archer Bassett.



**DISCLAIMER**

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