



EDWARD KNIGHT
ESTATE AGENTS



- Top Floor Apartment
- Two Bedrooms
- Quiet Location with field view
- Corner Of The Block

92 Buchanan Road, Bilton, Rugby, CV22 6AZ

£139,950

An impressive Top Floor Corner Apartment located towards the end of Buchanan Road in Bilton. This well presented & well positioned property offers dual-aspect contemporary living in the corner of the block and with an outlook of trees. The accommodation comprises : Communal Entrance, Lobby, Open Plan Lounge/Diner with fitted Kitchen, Two Bedrooms, Bathroom, Two Storage Cupboards, Communal Gardens & Allocated Off Road Parking. Early viewing is advised as this property is one of the best positions in the block.



Property Description

PROPERTY SUMMARY

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LOCATION

Bilton is a suburb of Rugby, Warwickshire and located about 1.5 miles south-west of Rugby town centre. It comprises much of the western half of the town and is home to many reputable schools for all ages including; Bawnmore Infant School, Bilton C. of E. Junior School, Bilton Infant School, Bilton School, Cawston Grange School, Rugby High School for Girls and Crescent School. Bilton provides easy access to major road networks, including the M1, M6, A45, M45 and fast train service direct to London Euston from Rugby Railway Station.

COMMUNAL ENTRANCE

ENTRANCE LOBBY

Enter via front door into the entrance lobby which has doors off to all accommodation, access to the loft hatch, a wall mounted radiator, telephone intercom system and two good sized storage cupboards.





OPEN PLAN KITCHEN/ DINING/ LIVING AREA

KITCHEN

10' 8" x 7' 5" (3.25m x 2.26m)

The kitchen has a uPVC double glazed window to the front aspect, a full range of base and eye level units with inset stainless steel sink- drainer and work surfaces over. There is a wall mounted and boxed in combi-boiler, a kickboard heater, an integrated oven, hob and extractor as well as space and plumbing for a slimline dishwasher, washing machine and fridge/ freezer.



DUAL ASPECT LIVING AREA

13' 0" x 10' 7" (3.96m x 3.23m)

Has two sets of uPVC double glazed French doors to the front and side aspect with Juliette balconies as well as TV point, telephone point and a wall mounted radiator.

BEDROOM ONE

10' 7" x 11' 11" (3.23m x 3.63m)

Has a uPVC double glazed window to the side, built in wardrobes, tv and telephone points and a wall mounted radiator.

BEDROOM TWO

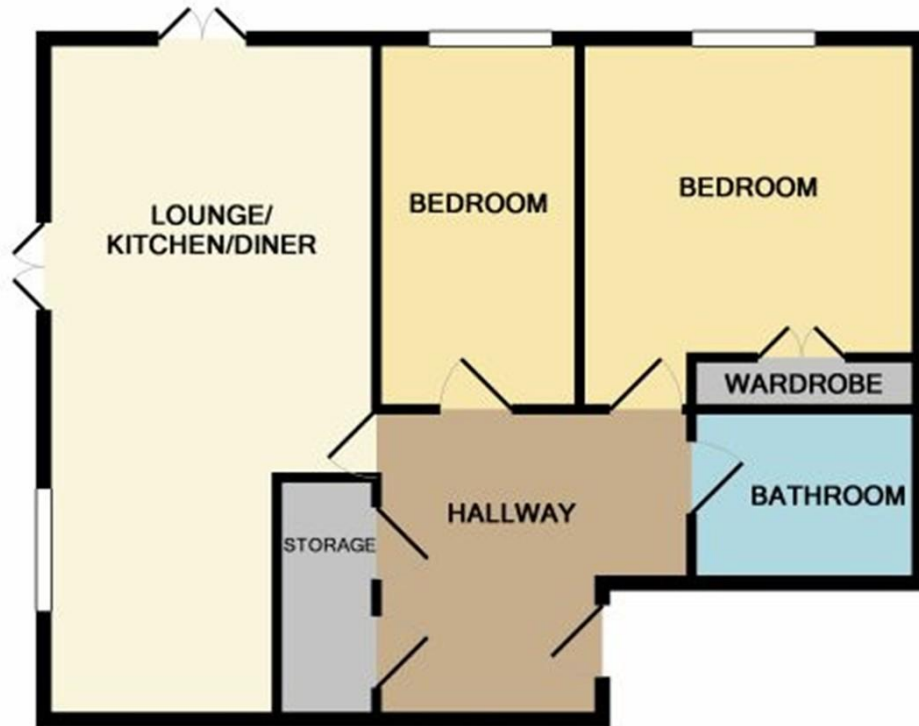
11' 11" x 6' 6" (3.63m x 1.98m)

Has a uPVC double glazed window to the side aspect, telephone point and a wall mounted radiator.



BATHROOM

Has a panelled bath with full height tiling and shower over, low flush WC, pedestal wash hand basin, wall mounted radiator and extractor fan.



OUTSIDE & PARKING

Around the front and side of the property are communal garden areas with pathway leading to the front door of the apartment block. To the rear there is allocated off road parking.

LEASE AND NOTES

Lease length is approximately 110 years, service charges are £800 every 6 months and ground rent is £150 ground yearly.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.