



**EDWARD KNIGHT**  
ESTATE AGENTS

94 BUCHANAN ROAD, RUGBY, CV22 6AZ

£129,000





#### PROPERTY SUMMARY

We are delighted to present this two bedroom top floor apartment located towards the end of Buchanan Road in Bilton. This well presented & well positioned property offers dual-aspect contemporary living and is just a short walk away from a wide range of shops and amenities.

In brief, the accommodation comprises of an open plan living/dining room with fitted kitchen, two well proportioned bedrooms, the master benefiting from an ensuite and a modern family bathroom. The property also benefits from communal gardens and allocated off road parking.

Early viewing is considered essential to appreciate the property on offer, viewings are strictly by appointment with Edward Knights Regent Street offices.

#### 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

#### ENTRANCE HALL

18' 0" x 3' 3" (5.49m x 0.99m)



**LIVING/KITCHEN/DINING ROOM**

23' 0" x 10' 5" (7.01m x 3.18m)

**BEDROOM ONE**

13' 1" x 9' 6" (3.99m x 2.9m)

**ENSUITE**

6' 4" x 6' 0" (1.93m x 1.83m)

**BEDROOM TWO**

13' 2" x 6' 4" (4.01m x 1.93m)

**BATHROOM**

6' 2" x 5' 6" (1.88m x 1.68m)

**LEASEHOLD INFORMATION**

Lease length - Approximately 109 Years Remaining

Ground rent - Current Charge £150 per annum

Service charge - Current Charge £2800 per

Annum





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