



EDWARD KNIGHT
ESTATE AGENTS

FLAT 1, 18-28, BLACKWOOD AVENUE, BILTON, RUGBY, WARWICKSHIRE, CV22 7ER

£99,950





PROPERTY SUMMARY

A recently refurbished, one-bedroom converted ground floor apartment, conveniently located within the popular residential area of Bilton.

The well-presented accommodation briefly comprises a welcoming entrance hall, a modern open-plan lounge/kitchen featuring a brand new fitted kitchen, a spacious double bedroom, and a contemporary bathroom with shower.

The property further benefits from uPVC double glazing, electric heating, and allocated off-road parking to the rear of the building.



COMMUNAL ENTRANCE

Enter via communal entrance door into communal entrance hall.

ENTRANCE HALL

10' 7" x 4' 0" (3.23m x 1.22m)

Telephone intercom entry system. Smoke alarm. Storage cupboard housing electric consumer unit and hot water tank. Doors to further accommodation.

KITCHEN/DINING/LIVING AREA

25' 4" x 8' 1" (7.72m x 2.46m)

KITCHEN AREA

With a range of base and eye level units and roll top worksurfaces. Built in electric oven and electric 4 ring hob with extractor hood over. Built in sink with drainage board and mixer tap. Space for fridge/freezer. Space and plumbing for washing machine. Tiled splashbacks. Vinyl flooring.

LIVING ROOM

PVCu double glazed window to the front aspect. TV/satellite aerial point. Electric heater. Smoke alarm.



BEDROOM ONE

8' 8" x 13' 3" (2.64m x 4.04m)

PVCu double glazed window to the front aspect.

Electric heater. TV point.

BATHROOM

4' 9" x 7' 6" (1.45m x 2.29m)

Three piece suite comprising: low level toilet, pedestal wash hand basin with mixer tap and 'P' shaped bath with separate taps and mixer shower over. Tiled walls. Extractor fan. Tiled floor.

PARKING AREA

Parking for one car.

COUNCIL TAX

Band A

LEASE INFORMATION

Service charge approximately £1200.00 pa

125 years left on the lease



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	56 D
39-54	E		
21-38	F		
1-20	G		