

**50 Dunster Close  
Bilton  
RUGBY  
CV22 7AZ**

**Guide Price £130,000**



- **TWO DOUBLE BEDROOMS**
- **SPACIOUS LOUNGE**
- **ENSUITE SHOWER ROOM**
- **ALLOCATED PARKING**
- **NO ONWARD CHAIN**

- **SECOND FLOOR APARTMENT**
- **FITTED KITCHEN**
- **FITTED BATHROOM**
- **UPVC DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A TWO BEDROOM second floor apartment with NO ONWARD CHAIN located in the popular residential area of The Pavillions. In brief the accommodation comprises; entrance hall, spacious lounge with Juliet balcony, fitted kitchen, two double bedrooms, ensuite shower room, and a fitted bathroom. This property additionally benefits from gas central heating, upvc double glazing and an allocated parking space. Located close to an excellent range of local amenities as well as being a short drive to Rugby town centre, Rugby Railway Station and the M6/M1 motorway networks.

### **Accommodation Comprises**

Entry via secure intercom system. Second floor, hardwood entrance door into:

#### **Lounge**

18'4" x 10'9" (5.59 x 3.29)

Laminate flooring. French doors with Juliet balcony. Arshway to:

#### **Entrance Hall**

Window to side. Laminate floor. Airing cupboard housing hot water tank and fuse box. Heating thermostat control. Access to loft space. Doors off to lounge, bedrooms and bathroom.

#### **Fitted Kitchen**

7'8" x 5'6" (2.35 x 1.68)

Fitted with a range of high gloss base and wall mounted units. Roll top work surface space with inset one and a half bowl stainless steel sink unit with mixer tap over. Electric oven. Stainless steel gas hob with extractor hood over. Built in washer dryer. Space for a fridge/freezer. Tiled splash backs. Ceramic tiled flooring. Window to side aspect.

#### **Bedroom One**

14'11" x 11'1" (4.57 x 3.38)

Window to side. Laminate flooring. Radiator. Door to:

#### **Ensuite**

7'2" x 3'6" (2.20 x 1.08)

With suite to comprise; shower cubicle with mixer shower and aqua boarding, pedestal wash hand basin with tiled splash back, and low level w.c. Ceramic tile flooring. Spotlights. Shaver point. Wall mounted vanity mirror. Radiator.

#### **Bedroom Two**

12'5" x 5'11" (3.79 x 1.82)

Window to side. Laminate flooring. Radiator.

#### **Bathroom**

6'5" x 5'6" (1.96 x 1.68)

Fitted with a suite to comprise; bath with mixer shower attachment, pedestal wash hand basin and low level wc. Tiling to splash areas. Tiled floor. Radiator. Opaque window to side elevation.

#### **Parking**

There is an allocated parking space for one vehicle.

#### **Agents Note**

Local Authority: Rugby

Council Tax Band: B

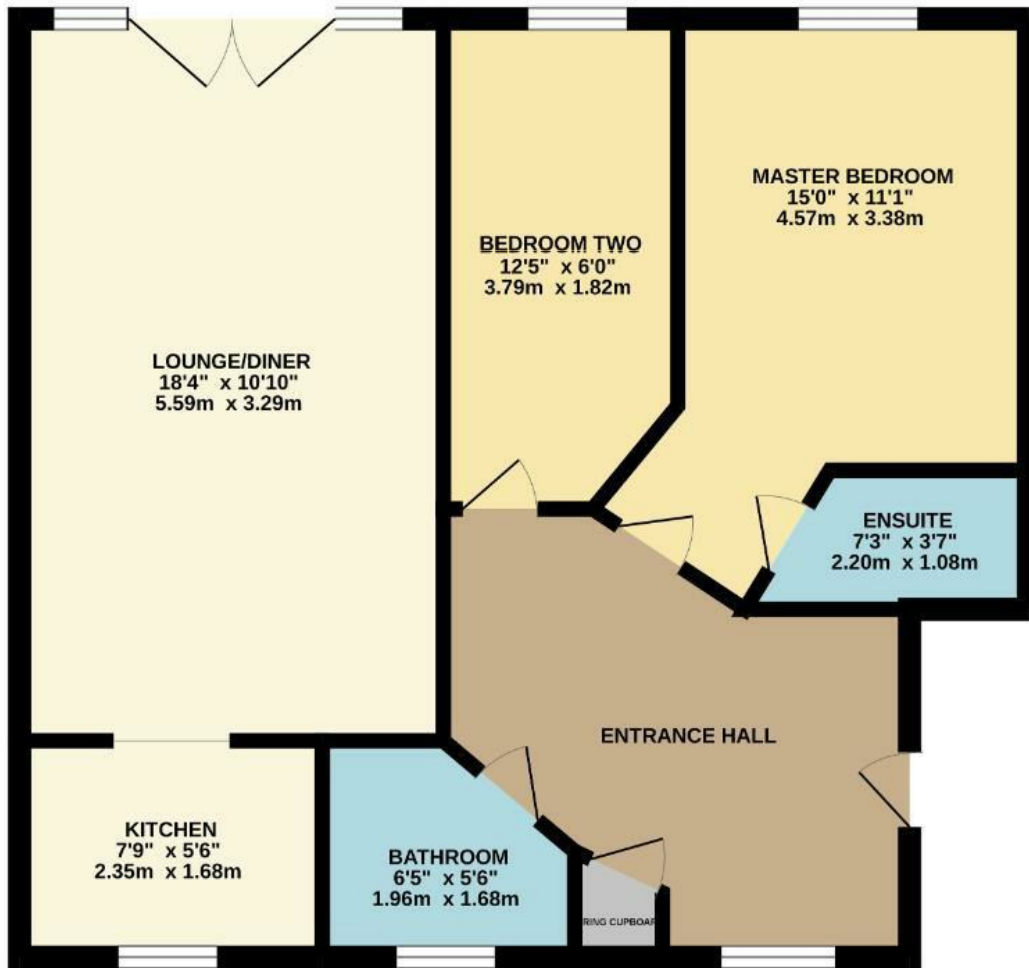
Energy Efficiency Rating: C

The lease is 150 years from 1st January 2005.

Approx Ground Rent is £169.50 PA  
Approx Service Charge is £1,198 PA

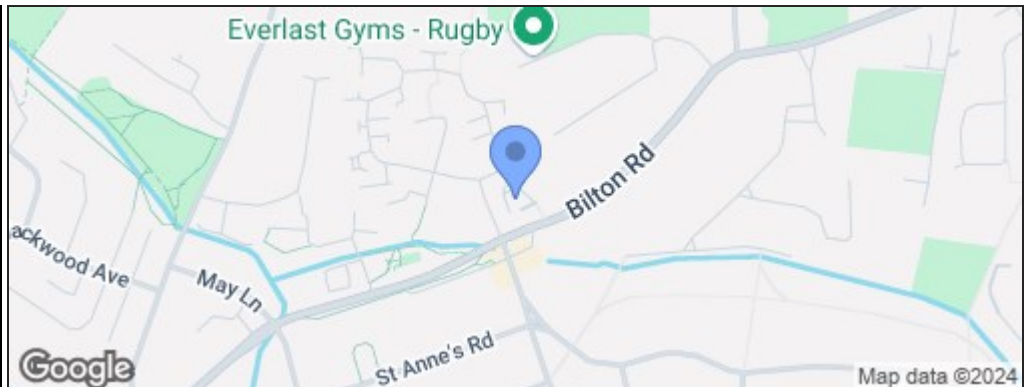


# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.