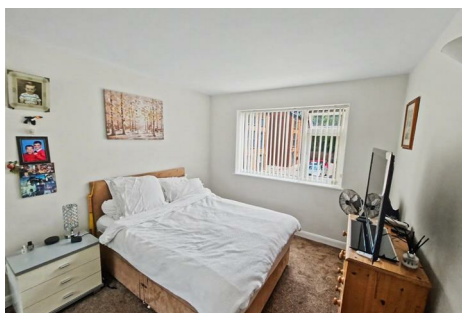


**Morton Court Hillmorton Road
Hillmorton
RUGBY
CV22 5HF
£175,000**



- TWO BEDROOM
- NO ONWARD CHAIN
- LOUNGE/DINER
- ELECTRIC HEATING
- COMMUNAL GARDENS

- GROUND FLOOR APARTMENT
- LONG LEASE
- DESIRABLE AREA
- GARAGE AND STORAGE ROOM
- LONG ENERGY EFFICIENCY RATING E

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PERSONAL • PROFESSIONAL • PROACTIVE

A ground-floor two bedroom apartment set in the ever popular area of Hillmorton, this home offers a calm, convenient base with the added advantage of vacant possession and a long lease, making it an appealing choice for first time buyers, downsizers, or those seeking a straightforward investment.

The accommodation is well presented throughout, beginning with a welcoming lounge/diner that provides a comfortable space for everyday living. The fitted kitchen is neatly arranged and practical, while the modern shower room adds a fresh, contemporary touch. Both bedrooms are well proportioned, offering flexibility for guests, home working, or additional storage.

Outside, the property enjoys communal gardens that create a pleasant, green backdrop. A rare bonus for apartments in this area, the home also includes a garage and store room, giving valuable extra space for parking, or secure storage.

Hillmorton remains one of Rugby's most sought-after locations, known for its friendly community feel, excellent local amenities, and easy access to transport links. This apartment offers a comfortable, low maintenance lifestyle in a setting that continues to be in high demand.

Accommodation Comprises

Entry via composite entrance door into:

Hallway

Doors off to all rooms. Airing cupboard housing immersion heater. Further storage cupboard. New electric heater.

Lounge

17'8" x 12'5" (5.40m x 3.80m)

Windows to both side aspects. Two new electric heaters.

Kitchen

7'6" x 7'6" (2.30m x 2.30m)

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink and drainer unit. Built in electric hob, oven and grill. Space and plumbing for a washing machine. Space for a fridge/freezer. Window to side aspect.

Bathroom

6'10" x 5'6" (2.10m x 1.70m)

Quadrant shower cubicle, pedestal wash hand basin, and low level w.c. Heated towel rail. Window to side aspect.

Bedroom One

11'9" x 9'10" (3.60m x 3.00m)

Window to side aspect. New electric heater. Built in wardrobe.

Bedroom Two

11'9" x 9'2" (3.60m x 2.80m)

Window to side aspect. New electric heater. Built in wardrobe.

Externally

Communal Gardens. Shared parking.

Garage

Up and over style door. Downstairs store.

Agents Note

Length of lease: 934 years remaining

Annual service charge amount: £1120.00 including ground rent £110 per annum

Service charge review period: Yearly

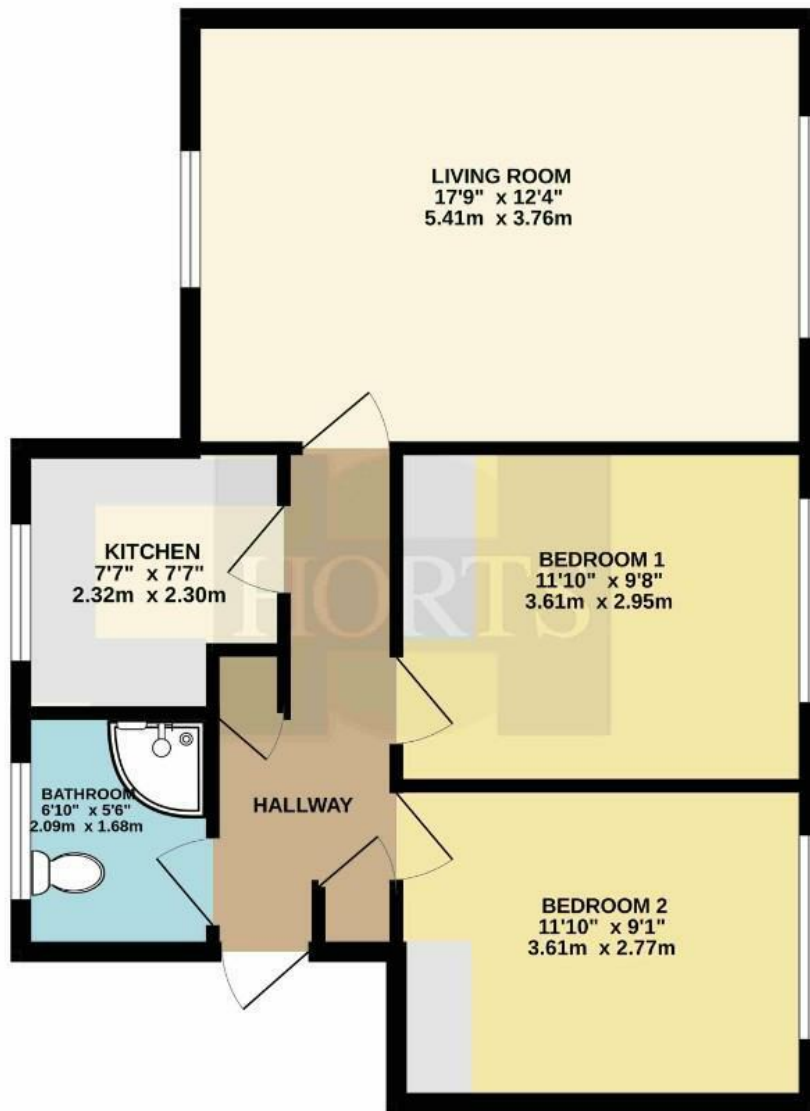
Council Tax Band: B

Energy Efficiency Rating: E



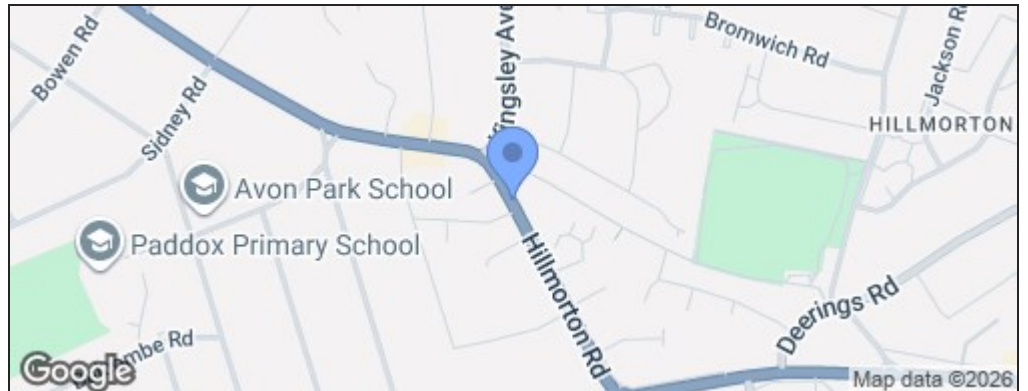


GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 firms employment has the authority to make or give any representation or warranty in respect of the property.