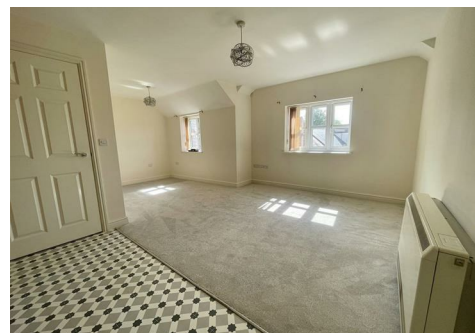
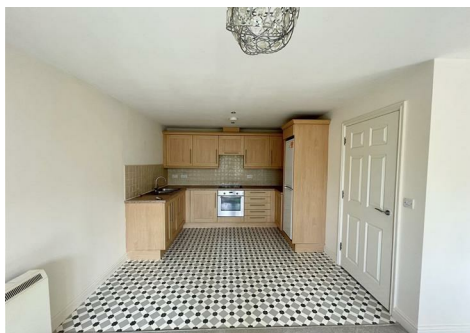


## IVY GRANGE, RUGBY, CV22

£150,000 | 2 Bed Apartment

# BELVOIR!



BELVOIR! is delighted to offer to market this two bedroom, two bathroom flat in the heart of Bilton village - offering immediate access to all its amenities. It's on the second floor (no lift). It comprises an open plan kitchen / living room, two bedrooms (master with ensuite) and a family bathroom. Externally there is 1 allocated parking space.

This is a leasehold property. The owner advises there are 106 years remaining on the lease and that annual service charges are around £1550 per annum, with ground rent £100 per annum.

COUNCIL TAX BAND: B

- TWO BED APPARTMENT
- BILTON VILLAGE
- ALLOCATED PARKING
- 106 YEAR LEASE
- NO CHAIN

**Draft Details.**

At the time of print, these particulars are awaiting approval from the vendor(s).

**Disclaimer.**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

IVY GRANGE, RUGBY, CV22

£150,000 | 2 Bed Apartment

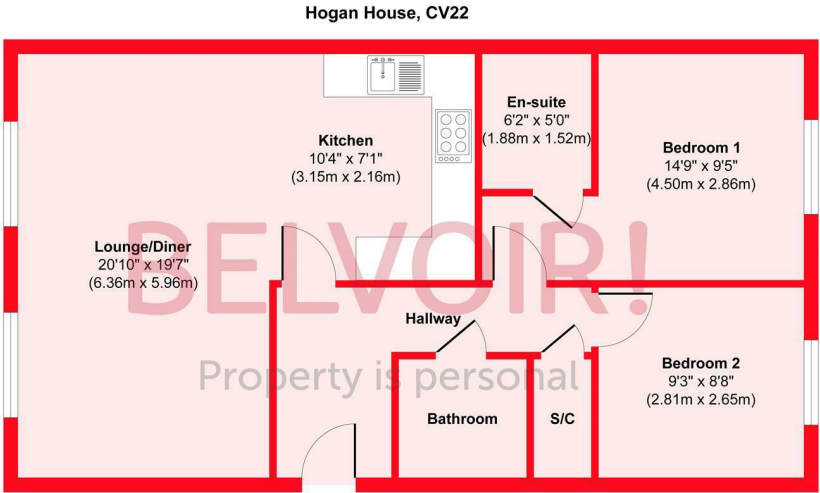
BELVOIR!

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	

75

80



Approx. Gross Internal Floor Area 694 sq. ft / 64.54 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

