



Follager Road, New Bilton
Offers Over £69,950

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ESTATE AGENTS

Follager Road, New Bilton, Rugby

Complete Estate Agents are delighted to welcome to the market an immaculately presented Ground Floor Studio Apartment situated in New Bilton and close to Rugby Town Centre and Train Station. The Property comprises of Own Front Door, Open Plan Lounge/Kitchen and Dining Area, Bedroom Area and Modern Fitted Shower room . One Allocated Parking Space to the front. Viewing is essential to appreciate this delightful home.

Entrance Hall

Door to front aspect. Storage cupboard. Door onto bathroom. Open onto:

Lounge / Kitchen 14'2" x 8'7" (4.32 x 2.64)

uPVC double glazed windows to side aspect. Television and telephone point. Base units with work surfaces over. Sink with mixer tap. Electric hob and electric oven. Space for fridge freezer. Electric radiator. Open onto:

Bedroom 8'0" x 10'5" (2.46 x 3.2)

uPVC double glazed window to side aspect. Electric radiator. Recess storage area.



Shower Room / Utility Room

Shower cubicle with mains powered shower. Wash hand basin. Low level WC. Partly tiled walls. Extractor fan. Space for washing machine with work surface over.

Parking Space

About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR

Tenure

Ground Rent £5.85pm
Service Charge £234.89 includes Gas , Electricity, Water and buildings insurance. (Prices as of 1st July 2022)
Lease 125yrs built 2005
1 parking space

The property benefits from communal recreation areas.





For reference only. Not to scale.
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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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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