



**Martin Lane, Rugby, Warwickshire**  
**Offers Over £115,000**

crowhurst  
gale



# Martin Lane, Rugby, Warwickshire

**\*\* AN IDEAL FIRST TIME PURCHASE/INVESTMENT OPPORTUNITY \*\*\***

Crowhurst Gale Estate Agents are pleased to present to market this two bedroom first floor apartment situated within this select and sought after residential area of Bilton, Rugby. The property is ideally located close to amenities in Bilton village which include a variety of shops, schools and public houses. The property comprises: lounge/dining area, kitchenette, two bedrooms and a shower room. Further benefits include double glazing and a single garage. This property is offered no chain.

## **Lounge/Dining Room 17'6" x 13'9" (5.35 x 4.20)**

Two windows to front aspect.

## **Kitchenette 6'2" x 6'6" (1.89 x 2.00)**

Fitted kitchen with window to side aspect.

## **Inner Lobby**

Storage Cupboard. Doors to :

## **Bathroom 5'8" x 5'9" (1.74 x 1.76)**

Fitted bathroom suite.

## **Bedroom One 8'4" x 13'6" (2.56 x 4.14)**

Built in wardrobe. Window to rear aspect.

## **Bedroom Two 8'9" x 10'6" (2.68 x 3.21)**

## **Single Garage (In Block)**



### **Market Appraisal**

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

### **Mortgage Services**

Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

### **Conveyancing Services**

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

### **Local Authority**

Rugby Borough Council

### **Tenure**

Leasehold

### **Tax Band**

Tax Band: A

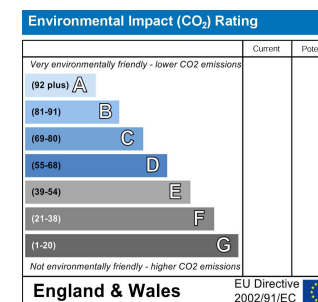
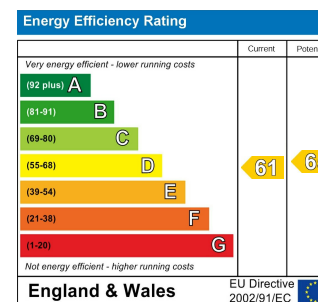
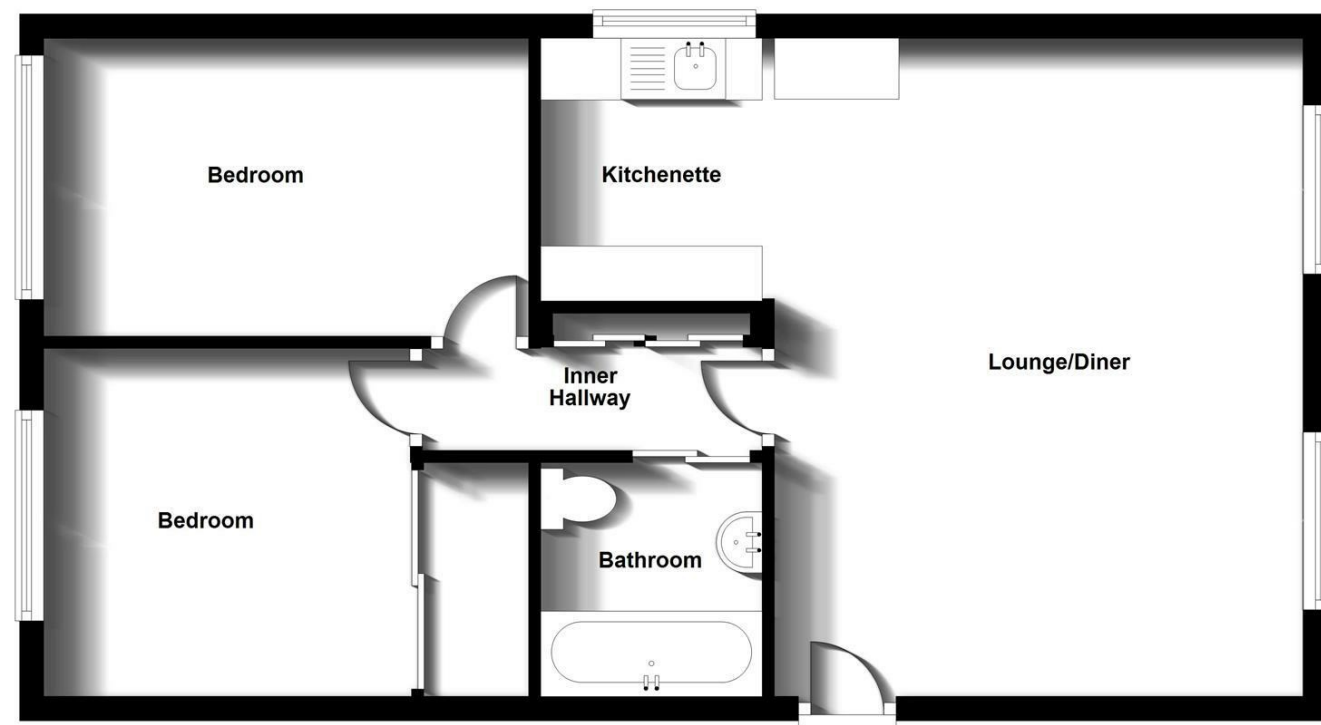
### **Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266





### First Floor



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