



Marigold House, Doyle Close, Rugby, Warwickshire
£175,000



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Crowhurst Gale are pleased to market this beautifully presented two bedroom first floor apartment located within a short walk of Rugby Train Station, Rugby Collage, the town centre and two retail shopping parks. The living accommodation comprises in brief of an entrance hall, spacious open plan lounge/diner/kitchen with Juliet balcony, a main bathroom, two well-proportioned bedrooms and additional en-suite shower room to the master bedroom. The master bedroom also benefits from built in wardrobes. Outside the apartment has an allocated parking space. Call 01788 522266 to book your viewing.

Floor Area 656.6 sq ft

Communal Hallway & Staircase

Communal Entrance Enter via communal front door with security intercom system and keyless entry.

Entrance Hall

Doors to all accommodation. Large storage cupboard with electric heater. Wall mounted radiator. Security intercom system. Full height double glazed window to the front aspect.

Kitchen/Dining/Living Room 20'10" x 11'6" (6.36 x 3.52)

Full range of base and eye level units with work surface over. Four ring gas hob and built-in electric oven with extractor hood over. Integrated fridge/freezer. Space and plumbing for washing machine/dryer. Two wall mounted radiators. Double glazed window to the front. Double glazed French doors with Juliet Balcony to rear aspect.



Bedroom One 10'5" x 10'9" (3.18 x 3.28)

Full length double glazed window to rear aspect. Wall mounted radiator. Fitted wardrobes. Door to en-suite.

En-suite

Shower cubicle with electric shower fitted. Wash hand basin. Low flush WC. Extractor fan. Shaving point. Heated towel rail.

Bedroom Two 10'5" x 9'1" (3.20 x 2.78)

Double glazed window to the rear aspect with secondary glazing.

Bathroom 7'1" x 5'6" (2.16 x 1.69)

Opaque glazed window to the front aspect. Panel bath with a mixer tap, shower screen and shower over. Tiling to splash backs. Pedestal wash hand basin. Low flush WC. Extractor fan. Shaving point. Heated towel rail.

Outside

The property is surrounded by shallow low maintenance railed garden and to the front of the property is a numbered and allocated parking space. Bike shed. Bin store.

Leasehold Information

Service Charge: £1032.00 per annum.

Ground Rent: £180.00 per annum.

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 Mortgage and Financial Services Ltd can offer 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

Tax Band

Tax Band: B

**Tenure**

Leasehold

Leasehold: 250 years from 2014, with 238 years remaining.

Service Charge: £1032.00 per annum.

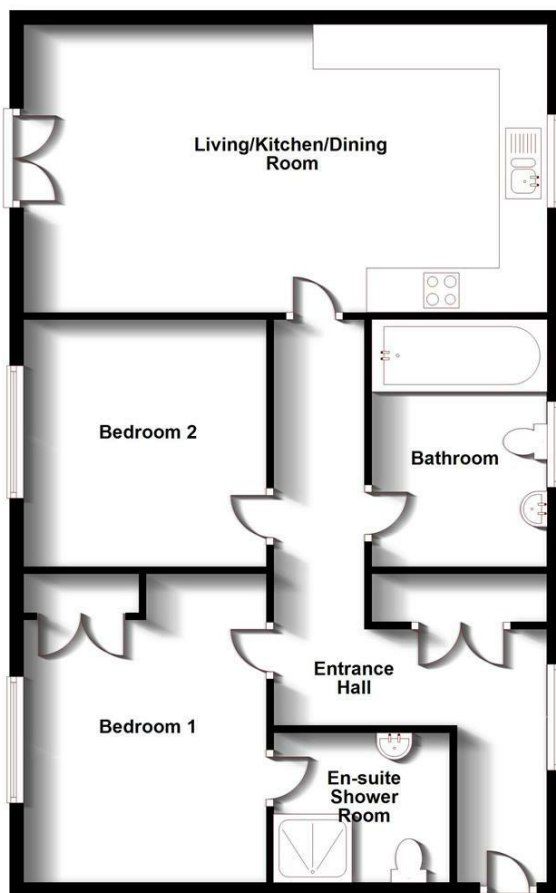
Ground Rent: £180.00 per annum.

Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266



Ground Floor



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	

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