



**Martin Lane, Rugby, Warwickshire**  
**Guide Price £129,950**

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, kitchen, two bedrooms and a shower room. Further benefits include gas central heating, double glazing and a single garage. This property is offered no chain.

## Communal Entrance

Stairs to apartments.

## Entrance Hall

Storage cupboards. Door leading to:

## Lounge/Dining Room 17'10" x 10'8" (5.46 x 3.27)

Two windows to front.

## Kitchen 8'11" x 7'1" (2.73 x 2.16)

Fitted kitchen. Window to side aspect.

## Bedroom One 8'5" x 13'10" (2.58 x 4.22)

Window to rear.

## Bedroom Two 9'1" x 10'10" (2.78 x 3.31)

Window to rear.





**Shower Room 5'8" x 5'7" (1.73 x 1.72)**

Shower, WC and washbasin.

**Communal grounds**

Well kept gardens, walkways and parking areas.

**Agents Notes**

The service charge is paid to Marston Management £366.50 quarterly

The lease was extended in 2012 so the term is now 189 years from 29th September 1969 so another 132 years from 2026.

**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

**Tax Band**

Tax Band: A

**Tenure**

Leasehold

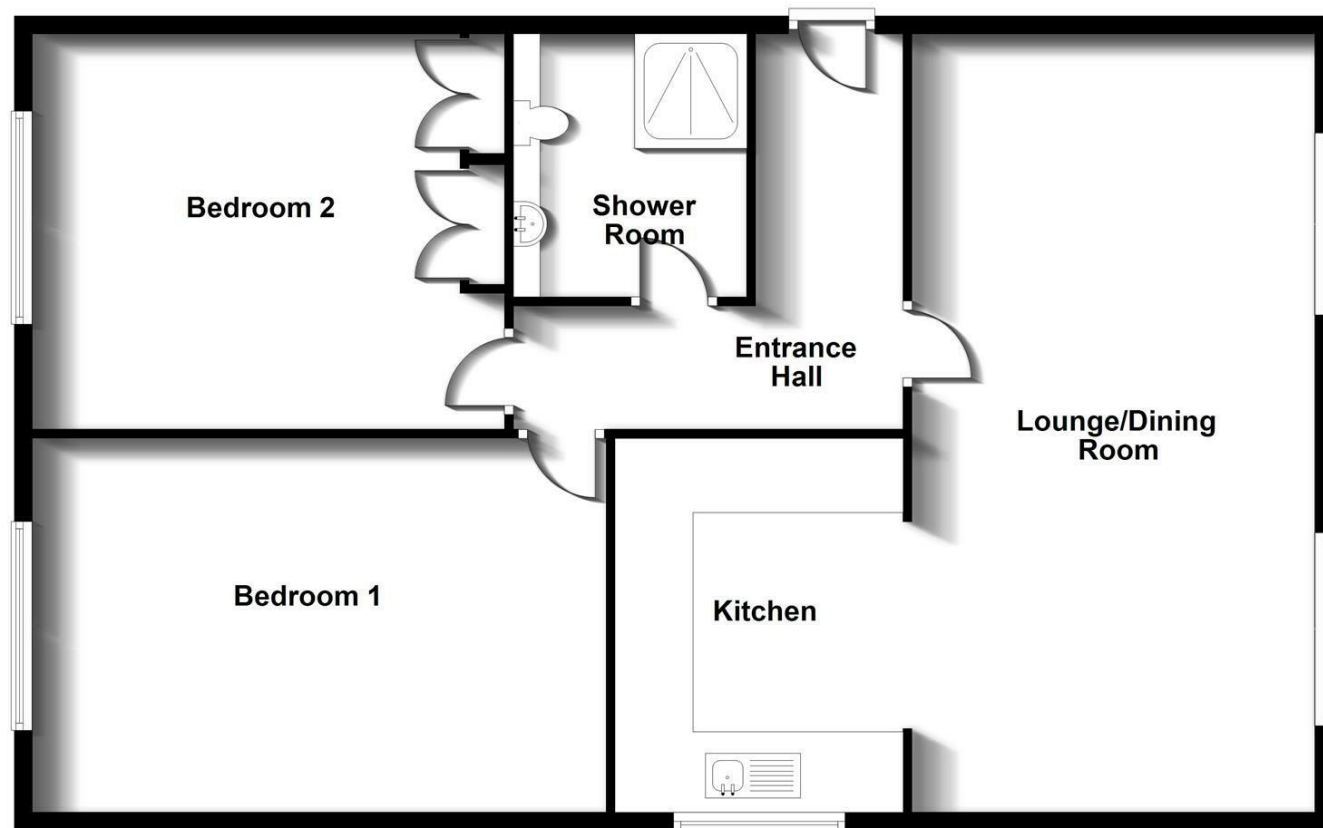
**Viewing**

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ  
 Tel: 01788 522 266  
 property@crowhurst-gale.co.uk  
 www.crowhurst-gale.co.uk

