



Cross Street, Rugby, Warwickshire
Guide Price £120,000



Cross Street, Rugby, Warwickshire

This superb, one bedroom, ground floor flat offers spacious and well presented living accommodation located within walking distance of both the town centre, and Rugby train station. The accommodation comprises in brief of an entrance hall, lounge/diner, refitted kitchen, a bedroom, and refitted bathroom. The property has been neutrally decorated throughout, benefits from double glazing, electric heating and communal garden. NO Service Charges.

Entrance

Personal entrance door to front of the the property. Stairs to flat.

Lobby

Doors to:

Kitchen 10'11" x 5'10" (3.35 x 1.79)

Lounge 10'11" x 11'0" (3.35 x 3.36)

Bedroom 10'10" x 11'9" (3.32 x 3.59)

En-Suite Shower 7'8" x 4'9" max (2.34 x 1.45 max)

Shower Room 6'11" x 2'5" (2.12 x 0.76)



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.

Tax Band

Tax Band: A

Tenure

Leasehold

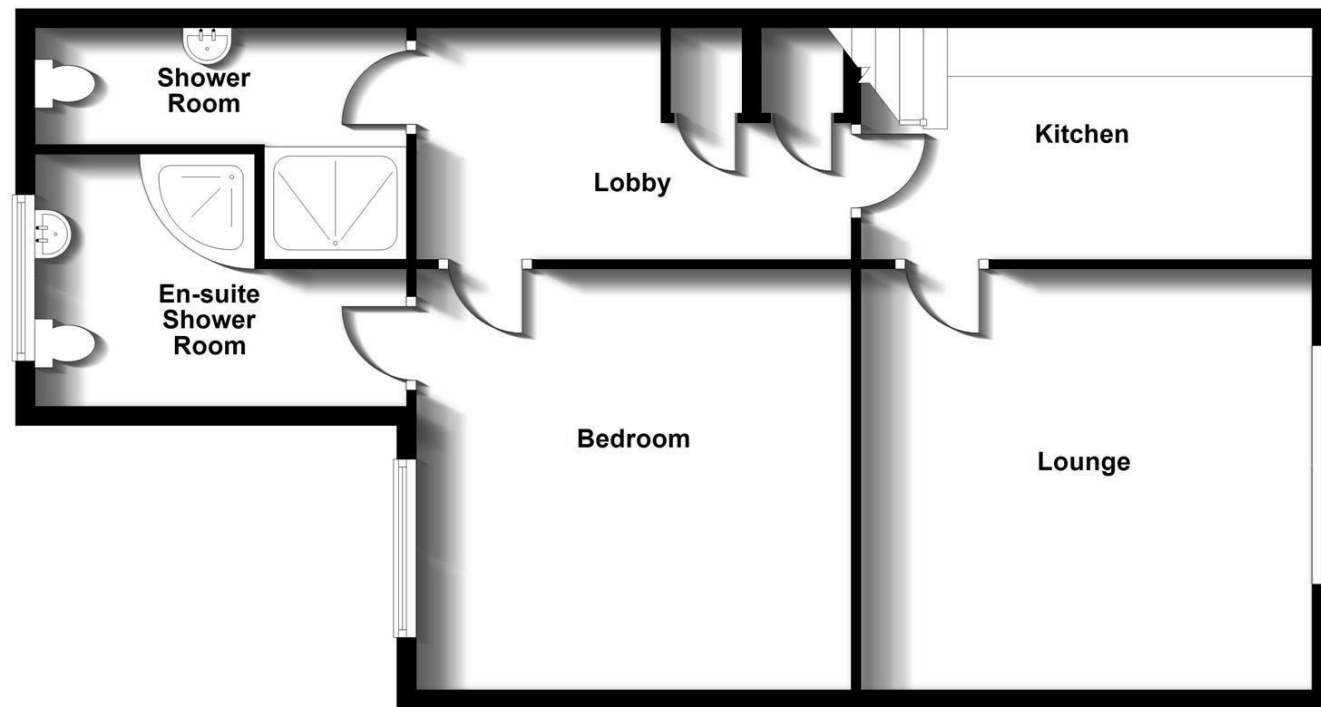
Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 52266





Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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

