



**Ash Court, Bilton, Rugby**  
**£149,950**





# Ash Court, Bilton, Rugby

Crowhurst Gale are pleased to present this spacious three bedroom first floor maisonette which is situated in a very popular residential area of Bilton being convenient for Sainsbury's superstore, local amenities on Overslade Lane parade of shops, Bilton village, regular bus service to Rugby town centre with its wide range of shops and amenities, Rugby railway station with its Intercity links and the motorway networks. The property benefits from gas central heating, double glazed windows throughout and accommodation briefly comprising: communal entrance hall, entrance hall, lounge/dining room, kitchen, inner lobby, three bedrooms and a shower room. Outside has well maintained communal gardens and parking. Allocated garage. The property has 99 years remaining on the Lease. Ideal investment or first time buy.

## Frontage

Access to communal gardens for residents. Access to garage. Path leading to communal entrance.

## Communal Entrance & Hallway

Enter via secure double glazed door. Stairs leading to first floor

## Store Room 5'7" x 6'1" (1.72m x 1.86m)

Allocated to this particular property.

## Entrance Hall 9'8" x 3'8" (2.97 x 1.14)

Enter via wooden front door. Double glazed window to the rear aspect. Combi boiler. Door into:

## Kitchen 13'3" x 7'9" (4.06m x 2.38m)

Double glazed window to the rear aspect. A range of eye and base level units with work top surfaces, inset stainless steel sink with mixer tap over. Tiled splash back areas. Fitted 'BOSCH' four ring electric hob with extractor over and electric fan assisted oven below.

Space and plumbing for washing machine. Space for upright fridge/freezer. Door to pantry cupboard.





**Lounge/Diner 24'8" x 11'8" (7.54m x 3.56)**

Two double glazed windows to the front aspect. Two radiators.

**Inner Hallway**

Built-in airing cupboard with shelving. Doors off to all rooms.

**Bedroom One 11'11" x 11'6" (3.64m x 3.51m )**

Double glazed window to the front aspect. Radiator. Built-in wardrobe with hanging rail and shelving.

**Bedroom Two 11'11" x 10'4" (3.64m x 3.17m )**

Double glazed window to the rear. Radiator, Built-in wardrobe with hanging rail and shelving.

**Bedroom Three 9'6" x 6'2" (2.92m x 1.89m )**

Double glazed window to the rear aspect, radiator.

**Shower Room**

Double glazed obscure window to the rear aspect. Large shower enclosure with screen and electric fitted shower.

Pedestal wash hand basin, low level w.c, radiator.

**Garage**

No 24 in block. Up and over door.

**Agents Notes**

Lease Term is 99 years remaining

£226.00 payable every three months includes:

Service Charge

Ground Rent

Maintenance - Garage/communal areas

Insurance -Garage

Payable to Rugby Ash Court Management Ltd

**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:

**Tenure**

Leasehold

**Directions For Sat Nav**

Directions For Sat Nav: CV22 6EL

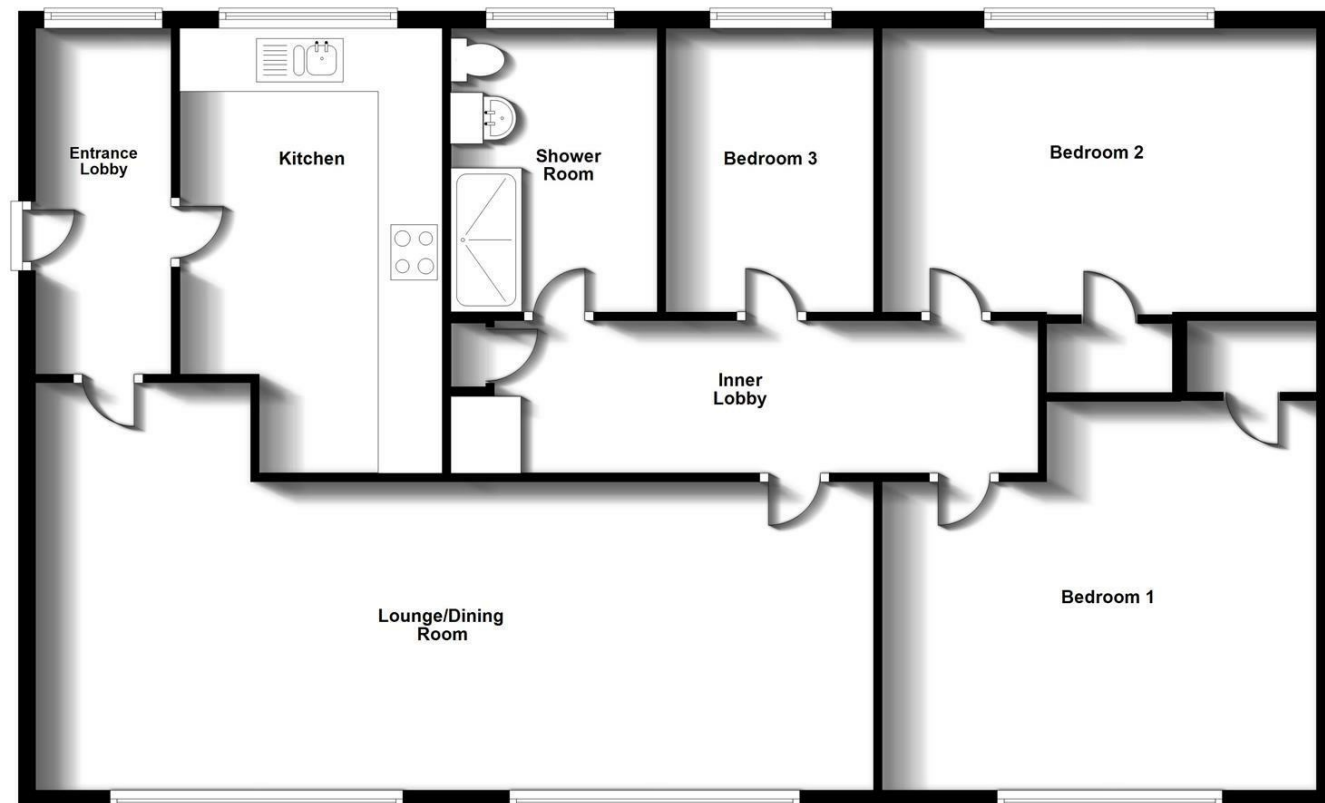
**Viewing**

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | 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

