Martin Lane, Bilton, Rugby
£125,000

crowhurst gale

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Crowhurst Gale Estate Agents are pleased to present to market this sunny, south facing two bedroom ground 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: L shaped lounge/dining room, kitchen, two bedrooms and bathroom. Further benefits include: Upvc double glazing, gas central heating. Outside there are communal gardens and a garage in block. This property is offered with no chain.

Communal Entrance
Enter via communal front entrance door. Stairs rising to the first and second floors. Door into:

Lounge/Diner 17'11" x 14'0" max (5.46m x 4.27m max)
Enter via front door. Two double glazed windows to the front aspect. Feature electric fire with wooden surround. Radiator. Opening into

Kitchen 8'9" x 6'9" (2.69m x 2.06m)
Double glazed window to the side aspect. A range of fitted cupboards with work top surfaces, inset stainless steel sink with drainer and mixer tap over. Tiled splash backs. Fitted gas cooker. Space and plumbing for washing machine. Space for fridge/freezer. Door to cupboard housing gas combi boiler. Radiator.

Inner Hallway
Doors to storage cupboards. Doors to;

Bedroom One 13'10" x 8'5" (4.23m x 2.59m)
Double glazed window to the rear aspect. Radiator.

Bedroom Two 11'1" x 9'0" (3.40m x 2.75m)
Double glazed window to the rear. Fitted wardrobes, radiator.

Bathroom 5'7" x 5'8" (1.72m x 1.73m)
Tiled suite comprising: fully tiled shower cubicle. Low level w.c. Wash hand basin. Tiled flooring. Extractor fan, radiator. Tiled flooring.

Outside Property
The property has well maintained communal grounds to all sides.

Garage
Situated in block (No 335)

Agents Notes
Ground Rent / Service Charge £189 per 1/4
Garage in block number 335
138 years remaining on lease

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

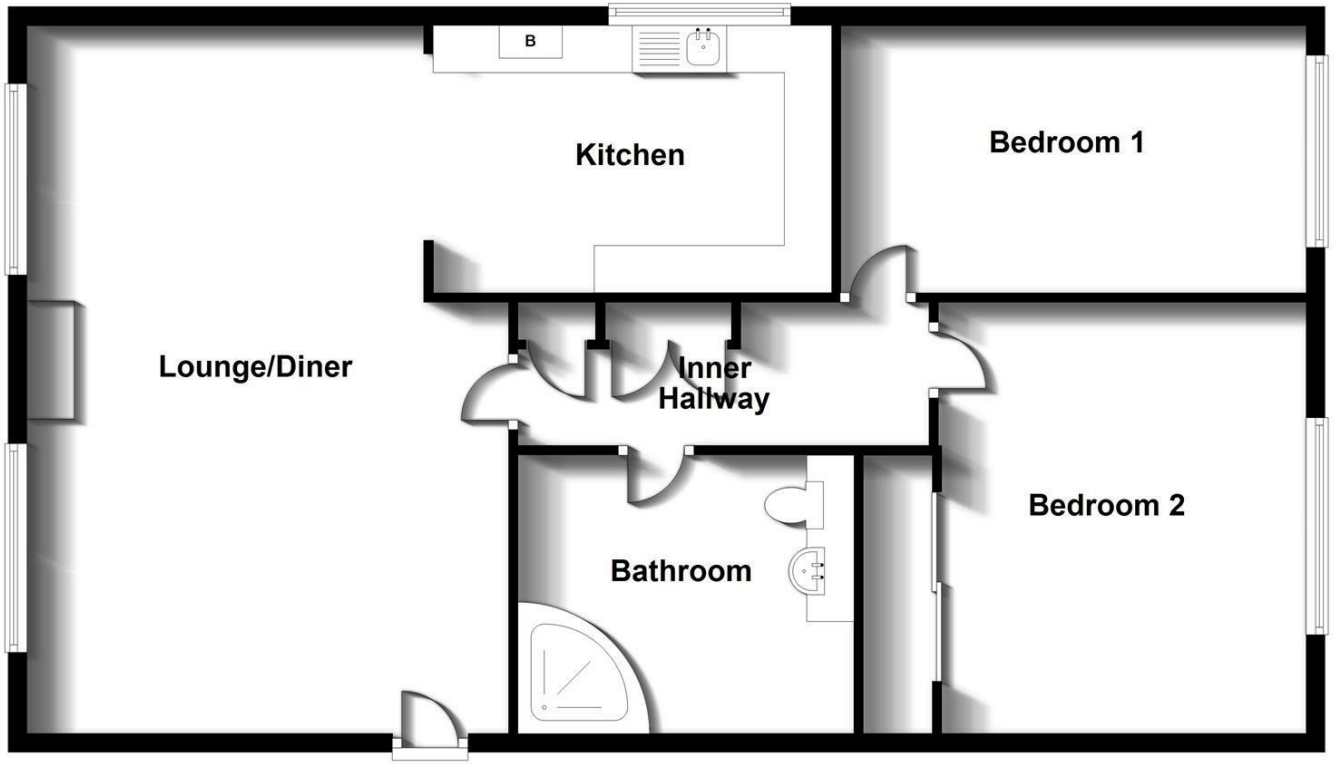
Tax Band
Tax Band: A

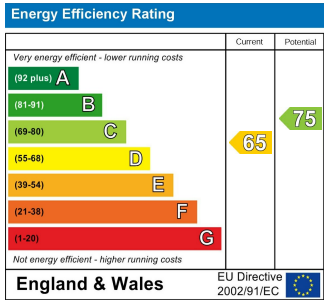
Tenure
Leasehold

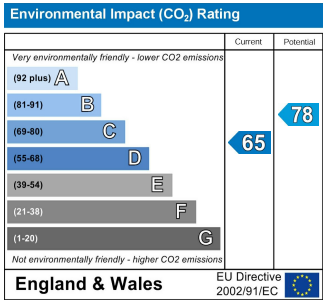
Directions For Sat Nav
Directions For Sat Nav: CV22 7RF

Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266

Ground Floor







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