



Martin Lane, Bilton, Rugby
Offers over £125,000



Martin Lane, Bilton, Rugby

*** 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: entrance hall, lounge/dining area, kitchen, two bedrooms and a shower room. Further benefits include gas central heating, double glazing and a garage. This property is offered no chain.

Communal Entrance Hall

Enter via communal front entrance door. Stairs rising to the first and second floors.

Hallway

Enter property via wooden door into hallway, Laminate flooring, doors to all rooms, cloaks storage cupboard and further storage cupboard.

Lounge/Dining Room 17'10" x 10'9" (5.46 x 3.30)

Two Upvc double glazed windows to front aspect, two radiators, laminate flooring.



Kitchen 8'10" x 7'1" (2.71 x 2.18)

Sliding door into kitchen.

Upvc double glazed window to side aspect, tiled floor, range of base and eye level units, cupboard housing boiler, round stainless steel sink unit with drainer and mixer tap, built in oven and hob with extractor over, space and plumbing for washing machine, tiled splash back areas.

Bedroom One 8'7" x 13'9" (2.64 x 4.20)

Upvc double glazed window to rear aspect, radiator, laminate flooring.

Bedroom Two 8'11" x 10'4" (2.73 x 3.16)

Upvc double glazed window to rear aspect, laminate flooring, radiator and built in wardrobe.

Shower room 5'7" x 5'8" (1.72 x 1.73)

Fully tiled walls and floor, corner shower unit with electric shower, vanity style sink unit with low level w.c, wall mounted cupboard, extractor fan, ladder style radiator/towel rail.

Outside Property

The property has well maintained communal grounds to all sides.

Garage

Situated in block to side of the property.

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

Tenure

Leasehold

**Agents notes**

Ground Rent / Service Charge £189 per 1/4
Garage in block number 352
138 years remaining on lease

Tax Band

Tax Band:A

**Viewing**

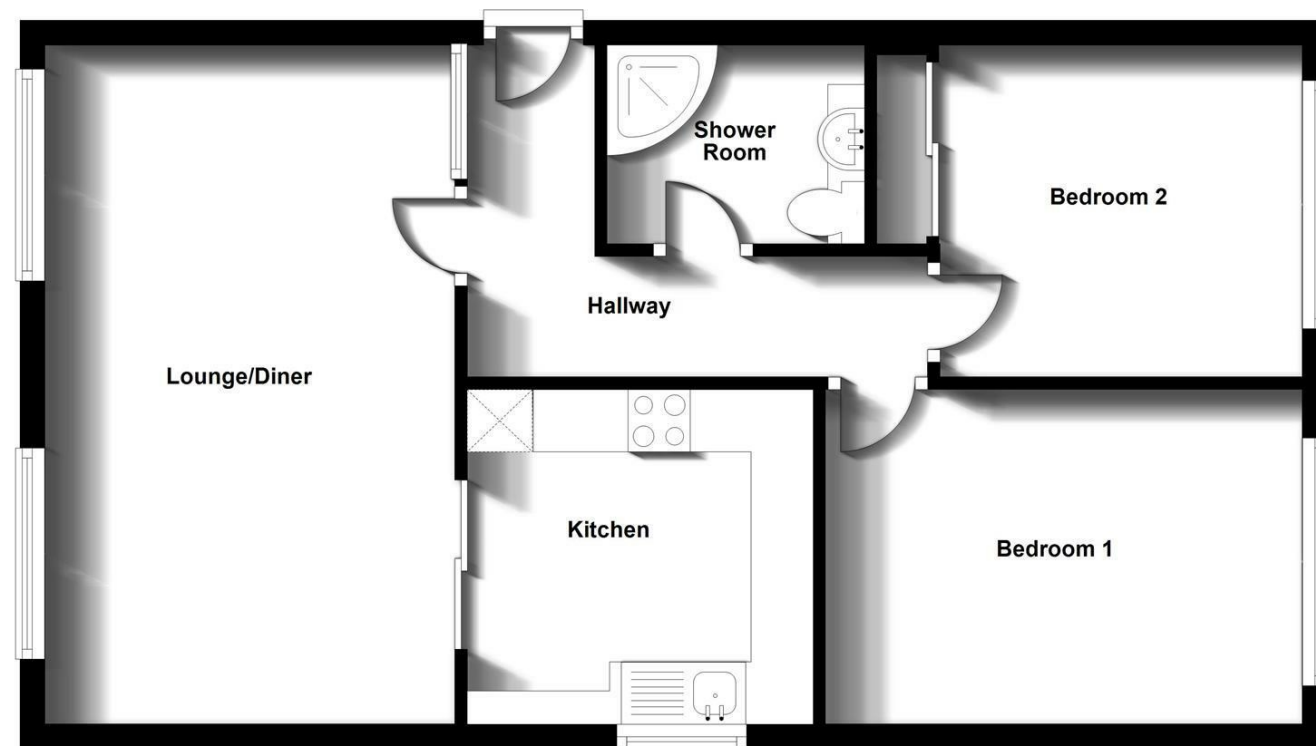
By appointment only through Crowhurst Gale Estate Agents
01788 522266

Directions For Sat Nav

Directions For Sat Nav: CV22 7RF



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	65
(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		60	65
(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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