Ivy Grange, Rugby, Warwickshire
£142,500

crowhurst gale

Ivy Grange, Rugby, Warwickshire

Crowhurst Gale Are very pleased to present this two bedroom first floor apartment in the popular 'Ivy Grange' development in the heart of Bilton village. The property overlooks Bilton Village Green and is one of five apartments set within Wade House. This well presented apartment briefly comprises: entrance hall, lounge/dining room, kitchen, two bedrooms (bedroom one with en-suite) and a bathroom. Outside their is an allocated parking space. The property is close to shops, a Post Office, play area/park and bus stops.

Communal Entrance
Wade House can be accesses from the front and rear which have intercom systems in to the main building. Stairs to 1st and 2nd floors.

Apartment Entrance Hall
Enter via front door. Doors to:

Lounge 19'0" x 10'9" (5.80 x 3.28)
Bay window to side elevation and further two windows to the front elevation. Electric wall heater. Through-fare to the Kitchen

Kitchen 6'10" x 8'6" (2.09 x 2.60)
Window to front elevation. One and a half bowl sink and drainer with mixer tap, base and wall mounted units. worktop surfaces and ceramic tiling. Built in fridge with freezer compartment , electric hob and oven beneath. Cupboard housing hot water cylinder and shelving.

Bedroom One 10'10" x 9'2" (3.32 x 2.81)
Window to side elevation, wall mounted electric heater, door into:

En-Suite Shower 5'11" x 5'6" (1.81 x 1.68)
Shower enclosure, wash hand basin and WC. Shaving point and light. Extractor fan. Towel rail heater.

Bedroom Two 12'7" x 7'4" (3.84 x 2.25)
Window to front elevation and wall mounted electric heater.

Bathroom 6'1" x 5'5" (1.87 x 1.67)
Panelled bath with shower fitted over, wash hand basin and WC. Towel rail heater. Shaving point and light. Extractor fan.

Outside
The property is situated at the front of this development facing out over Bilton village green and there is allocated parking at the rear for one vehicle with communal garden areas

Leasehold Notes
Lease Information
We understand there are 109 years remaining of a 125 year lease with a ground rent payable of £100 per annum and the service charge currently set at approximately £63 pcm.

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.

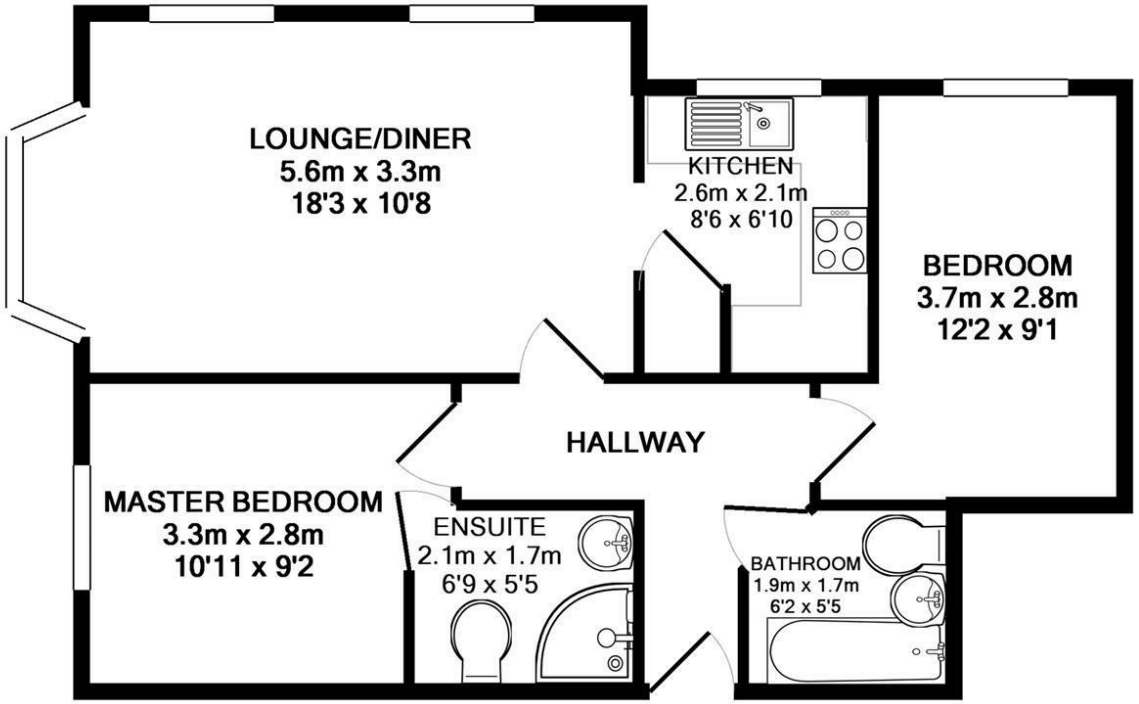
Conveyancing Services
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

Tax Band
Tax Band:B

Local Authority
Rugby Borough Council

Tenure
LEASEHOLD

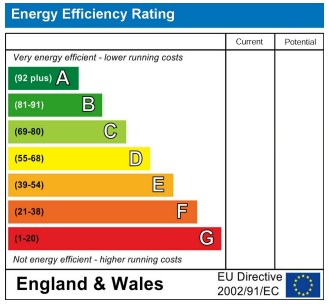
Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266

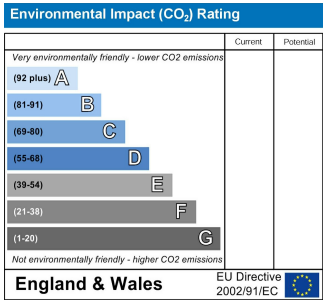


TOTAL APPROX. FLOOR AREA 51.9 SQ.M. (558 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2017





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

crowhurst gale