



Gilshaw Lodge, Bilton Road, Rugby
£179,950



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This stunning top floor apartment overlooks the highly sought after Bilton Road and is within close proximity to Rugby Town Centre and Rugby Train Station. The apartment is very light and spacious giving a warmth that welcomes you in and makes you want to stay. In brief the accommodation comprises entrance hall, lounge/dining room, refitted kitchen with built in cooker, two double bedrooms and a refitted shower room. The apartment benefits from gas central heating via a combination boiler. Externally the apartment offers allocated off road parking and communal gardens.

COMMUNAL ENTRANCE

Entry via a secure communal entrance door with security intercom to each individual apartment. Stairs rising to the first and second floor. Secure door to:

ENTRANCE HALL

Skylight window providing light. Security intercom. Storage cupboard. Radiator. Connecting doors to all other rooms.

LOUNGE 13'8" x 17'0" (4.19 x 5.19)

Two original sash windows to front elevation. Radiator. Picture rail. Coving to ceiling.



KITCHEN 7'6" x 10'4" (2.29 x 3.15)

A kitchen with a range of base and wall units, roll top work surface with a stainless steel sink and drainer unit with mixer tap over. Wooden flooring. Part tiled walls. Built in electric oven with electric hob over. Space for an upright fridge freezer. Space and plumbing for a washing machine. Built in wall mounted gas fired combination boiler. Stable door to fire escape.

BEDROOM ONE 13'8" x 17'0" (4.17 x 5.20)

Two connected original sash windows to the front elevation. Wooden flooring. Feature Fireplace. Radiator. Picture rail. Coving to ceiling.

BEDROOM TWO 19'11" x 9'10" (6.08 x 3.01)

Glazed window to rear elevation. Radiator.

Shower Room

Opaque glazed window to rear elevation. Shower enclosure with mains shower fitted. Wash hand basin. WC. Tiled walls. Tiled flooring.

EXTERNALLY

There is a communal patio and allocated off road parking.

AGENTS NOTE

The tenure is leasehold but the freehold has been purchased by the lease holders.

The lease has been renewed to 999 years.

Service Charge £190.00 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.

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**Conveyancing Services**

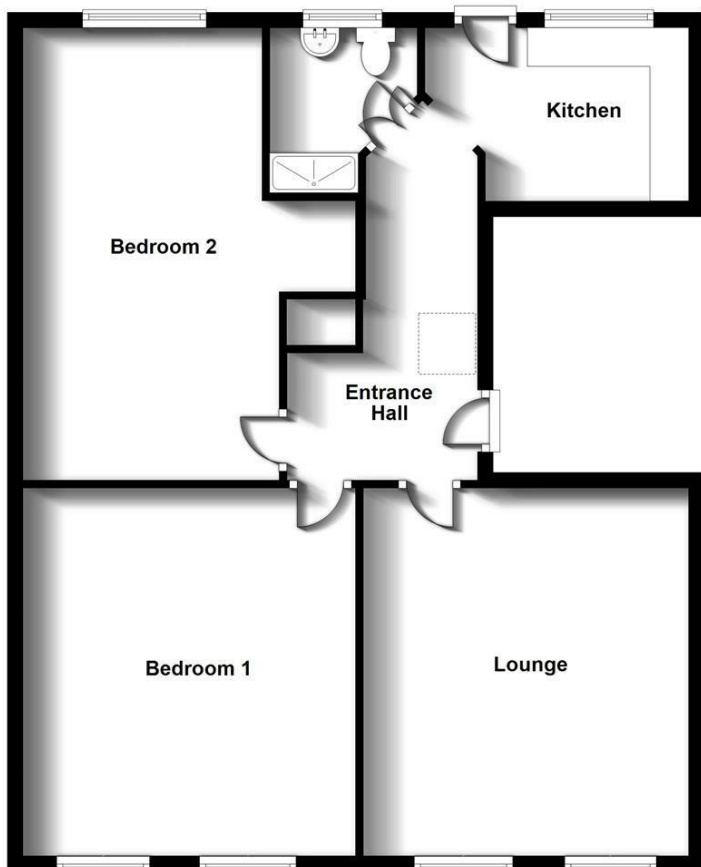
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

Tax Band

Tax Band:C



Ground Floor



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