



**Martin Lane, Bilton, Rugby**  
**Offers over £120,000**





# 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: lounge/dining area, kitchen, two bedrooms and a bathroom. 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.

## Lounge/Diner 17'10" x 14'4" (5.46m x 4.37m )

Two Upvc double glazed windows to front aspect, two radiators. T.V aerial point. Door into:

## Kitchen 8'9" x 6'9" (2.69m x 2.06m )

Upvc double glazed window to the side aspect. A range of low level cupboards with work surfaces above, inset stainless steel sink with drainer. Fitted induction hob. Fitted double oven. Space and plumbing for washing machine. Space for fridge & freezer. Wall mounted gas combi boiler.

## Inner Hallway

Built in cupboards. Radiator. Doors to:





**Bedroom One 13'8" x 8'5" (4.19m x 2.59m)**

Upvc double glazed window to the rear aspect, radiator. New laid carpet.

**Bedroom Two 10'7" x 9'1" (3.25m x 2.77m )**

Upvc double glazed window to the rear aspect. Fitted wardrobes, radiator. New carpet laid.

**Bathroom 5'6" x 5'6" (1.68m x 1.68m )**

A modern white suite comprising: bath with shower fitted over. Low level w.c, wash hand basin. Shaving point, extractor fan. Tiled flooring.

**Outside Property**

Outside Property

**Garage**

Situated in block to side of the property.

NO: 343

**Agents Notes**

Ground Rent / Service Charge £189 per 1/4

135 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

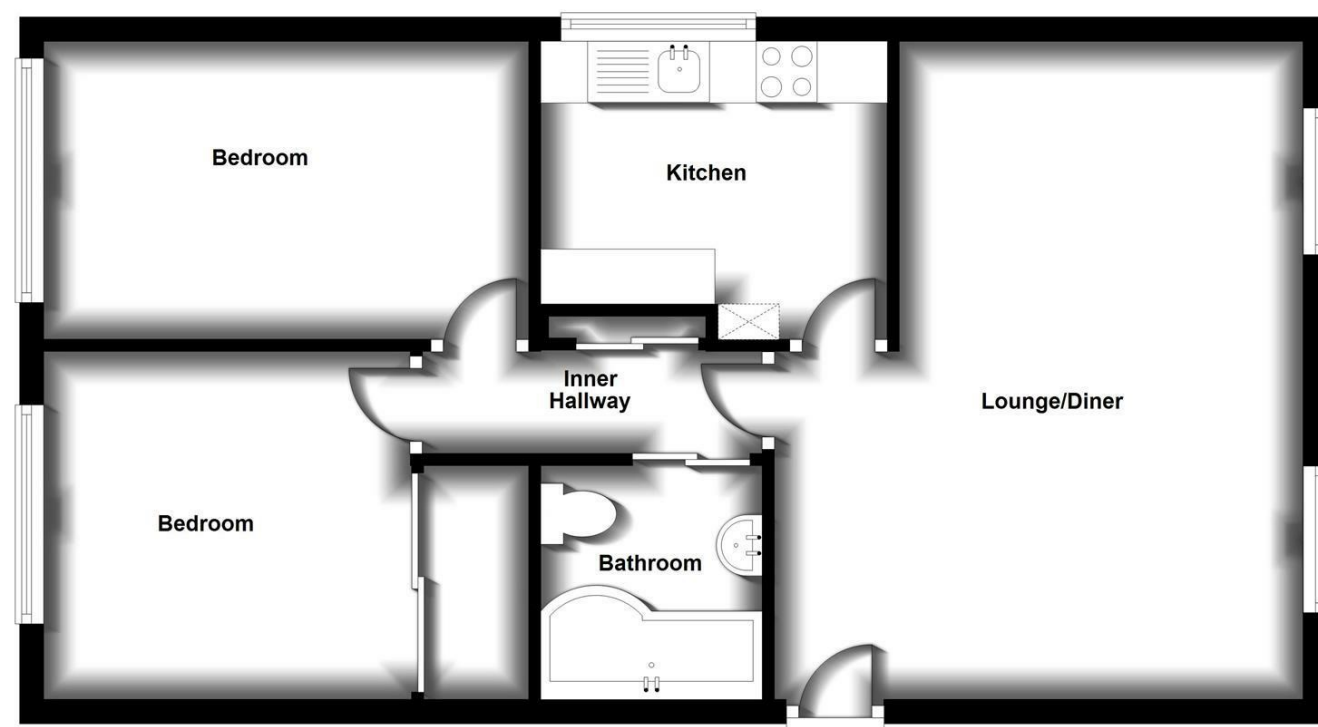
**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266





## 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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