Nightingale Gardens, Rugby, Warwickshire
Asking Price £170,000

crowhurst gale

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Crowhurst Gale Estate Agents are pleased to present this spacious two-bedroom apartment situated in the highly sought-after area of Coton Meadows. The apartment offers a comfortable and contemporary living space and briefly comprises: entrance hall, bathroom, two good-sized bedrooms, open-plan living/dining/kitchen. Externally the property has a single garage and an allocated parking space. Further benefits include a secure intercom system, gas central heating and double glazing.

Accommodation Comprises
Entry via communal entrance door, entrance hall and stairs rising to the second floor.

Entrance Hall
With an intercom system. Window to the side. Storage cupboard. Radiator. Doors to all rooms.

Open Plan Living/Dining/Kitchen 17'8" x 17'3" (5.41m x 5.26m)

Living Area
Two windows to front. Two radiators. Recessed spotlights.

Kitchen & Dining Areas
Fitted with a range of base and eye-level units with roll top work surface space, incorporating a stainless steel sink and drainer. Built-in oven, hob, extractor fan, fridge/freezer, washing machine and dishwasher. Tiling to splash areas. Recessed spotlights. Window to the side aspect.

Bedroom One 9'10" x 10'8" (3.01m x 3.27m)
Window to the side. Built-in wardrobe. Radiator. Recessed spotlights.

Bedroom Two 8'7" x 9'8" (2.64m x 2.96m)
Window to side. Built-in wardrobe. Radiator. Recessed spotlights.

Bathroom
Fitted with a modern suite to comprise; panelled bath with central mixer taps, shower and shower screen, wash hand basin with vanity unit, and low level WC. Tiling to splash areas. Chrome towel radiator. Extractor fan.

Externally
Allocated parking space for one vehicle

Garage
With up and over door.

Location
Conveniently located within easy reach of Rugby town centre and offering excellent transport links via the M1, M6, A45, and A5 road networks. Rugby Railway Station is approximately two miles away, providing direct mainline services to Birmingham New Street and London Euston, making this an ideal property for both commuters and those seeking a vibrant community.

Agent Notes
Ground Rent & Service charge £95.00 per month = £1140.00 per year
Amenity charge £20.50 per month = £246.00 per year .

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.

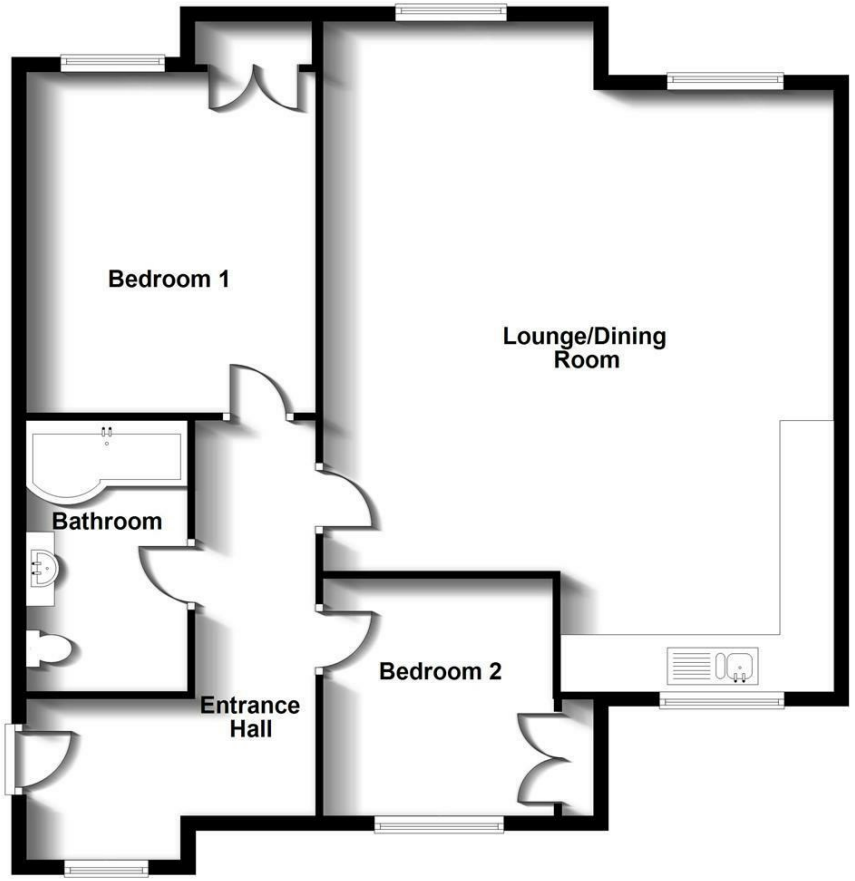
Mortgage Services
Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

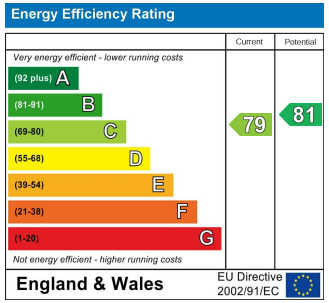
Conveyancing Services
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

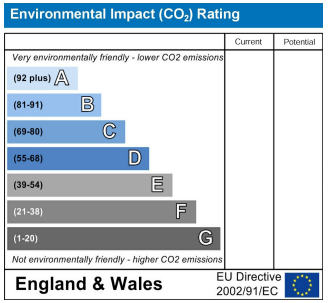
Tax Band
Tax Band: B

Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266

Ground Floor







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