



**Ash Court, Rugby, Warwickshire**  
**Guide Price £159,950**



# Ash Court, Rugby, Warwickshire

Crowhurst Gale are pleased to present this two bedroom ground floor maisonette which is situated in a highly popular residential area of Bilton. The property is conveniently located for Sainsbury's superstore, local amenities on Overslade Lane parade of shops and Bilton village. There are regular bus services to Rugby town centre with its wide range of shops and amenities, Rugby railway station with its Intercity links and the motorway networks. The property benefits from gas heating to radiators, double glazed windows throughout and accommodation briefly comprising: communal entrance hall, entrance hall, lounge, kitchen, inner lobby, two bedrooms and a shower room. Outside has well maintained communal gardens and parking areas.

## Communal Gardens

Well manicured gardens which are mainly laid to lawn with flowers, shrubs and various trees planted. Pathed pathways and external lighting.

## Communal Entrance

Bin store, stairs to first floor maisonettes, door to private Store Room.

## Store Room 5'9" x 5'11" (1.77 x 1.82)

Double glazed window to rear. Gas combination boiler (Approximately one year old.)

## Hall 9'2" x 3'9" (2.81 x 1.16)

Enter via double glazed composite door, double glazed window to rear. Door to:



**Lounge 15'2" x 11'11" (4.64 x 3.65 )**

Double glazed window to front. Radiator. Door to:

**Kitchen 9'6" x 7'10" (2.92 x 2.39)**

Double glazed window to rear. Stainless steel sink and drainer with base and wall mounted units. Worktop surfaces. Space for gas cooker, plumbing for washing machine and space for fridge freezer.

**Inner Lobby**

Door leading to:

**Bedroom One 11'6" x 11'11" (3.52 x 3.64)**

Double glazed window to front. Radiator. Wardrobes with hanging and shelving.

**Bedroom Two 9'2" x 6'3" (2.80 x 1.93 )**

Double glazed window to rear. Radiator.

**Shower Room**

Double glazed window to rear. Radiator. Shower enclosure with mains shower fitted. WC and wash hand basin.

**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.

**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.

**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.

**Local Authority**

Rugby Borough Council

**Tax Band**

Tax Band: B

**Tenure**

Leasehold  
99 years from 2020 96 remaining

**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266

**Lease Details**

The original lease details are :

From 5th July 1960 to 25 March 2020  
The lease has been agreed on 22 October 2001  
New Lease Term - 99 years from 25th March 2020  
Ground Rent & Service Charge £203.63 Per Quarter Year



**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 <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	

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