Ash Court, Bilton, Rugby
Guide Price £165,000

crowhurst gale

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Crowhurst Gale are pleased to present this well presented two bedroom first 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, dining room, kitchen, inner lobby, two bedrooms and a shower room. Outside the property has a single garage and 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.

Entrance Hall
Double glazed window to rear. Gas combination boiler. Door To:

Lounge/Dining Room

Lounge Area 11'11" x 15'5" (3.64 x 4.70)
Double glazed window to front. Radiator. Through-fare to:

Dining Area 8'1" x 12'0" (2.47 x 3.66)
Double glazed window to front. Radiator.

Kitchen 9'6" x 7'10" (2.92 x 2.41)
Double glazed window to rear. Stainless steel sink and drainer with base and wall mounted units. Worktop surfaces. Space for cooker, plumbing for washing machine and space for fridge freezer.

Bedroom One 11'11" x 12'1" (3.64 x 3.70)
Double glazed window to front. Radiator. Storage cupboard.

Bedroom Two 9'7" x 6'3" (2.93 x 1.92)
Double glazed window to rear. Radiator.

Shower Room 9'5" x 5'2" (2.88 x 1.60)
Double glazed window to rear. Radiator. Shower enclosure with mains shower fitted. WC and wash hand basin.

Garage
Single garage in block

Lease Details
Ground Rent & Service Charge £203.63 Per Quarter Year (this includes the buildings insurance for the property.)

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.

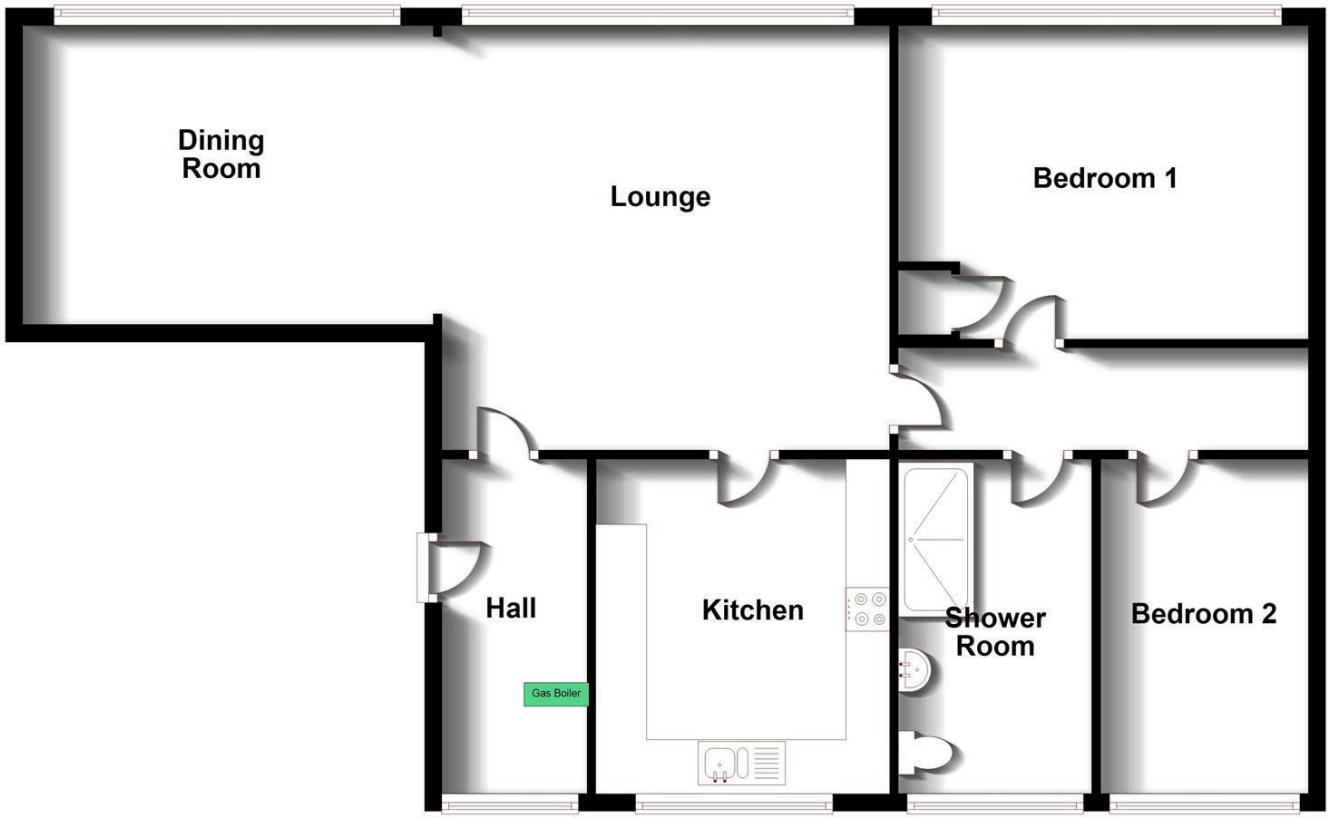
Tenure
Leasehold

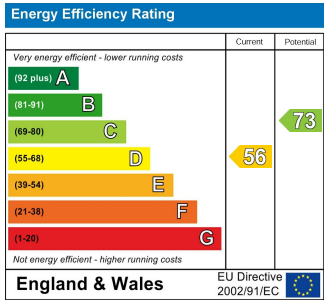
Local Authority
Rugby Borough Council

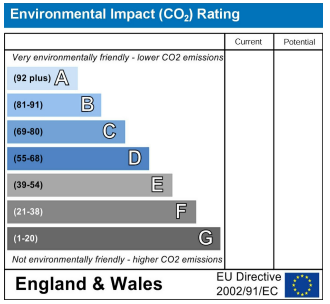
Tax Band
Tax Band: B

Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266

Ground Floor







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