

Ash Court, Rugby, Warwickshire
Offers Over £145,000

crowhurst gale

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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 a single garage, 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
Window to rear. Gas combination boiler.

Hall 9'1" x 3'9" (2.79 x 1.16)
Window to front.

Lounge 14'9" x 11'11" (4.51 x 3.65)
Window to rear.

Kitchen 9'1"x 7'10" (2.78x 2.41)
Fitted kitchen with window to front.





Inner Lobby
Door leading to:

Bedroom One 11'6" x 11'11" (3.52 x 3.64)
Window to rear.

Bedroom Two 9'2" x 6'3" (2.80 x 1.93)
Window to rear.

Wet Room/Shower 9'0" x 5'4" (2.76 x 1.64)
Window to front. Radiator. Wet Room style shower. WC and wash hand basin.

Single Garage

Lease Details
The residents of Ash Court run their own management company. There are 93 years left on the lease. Ground rent, maintenance and service charge (including buildings insurance) £108.83 per month.

ANNUAL SERVICE CHARGE
£1305.96

LENGTH OF LEASE
93 years left

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 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.

Local Authority
Rugby Borough Council

Tax Band
Tax Band: B







Tenure
Leasehold
93 years

Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266







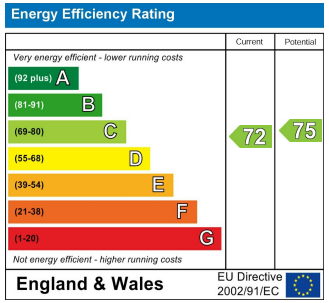


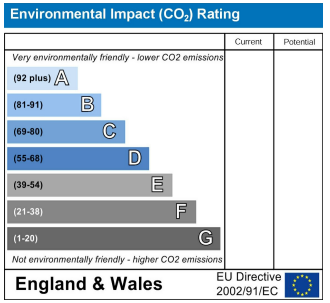


Ground Floor









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