



**Creswell Place, Cawston, Rugby**  
**£120,000**





# Creswell Place, Cawston, Rugby

Crowhurst Gale Estate Agents are pleased to present to market this well presented ground floor apartment located in the sought after area of Cawston, Rugby. The property in brief comprises: lounge/diner, modern fitted kitchen. There is a double bedroom and bathroom. Further benefits include: Upvc double glazing, gas central heating, allocated parking and private access. This property is offered with no chain and is a great first time buy or investment.

## Frontage

Allocated parking as well as visitor bays. Storm porch with door into:

## Entrance

Enter via part double glazed door. Opening into:

## Lounge/Diner

Upvc double glazed window to the front aspect. T.V aerial point, radiator. Entrance into:

## Kitchen

A range of eye and base level units with work top surfaces, inset one and a half stainless steel sink with drainer and mixer tap over. Tiled splash backs. Fitted four ring gas hob with extractor over and electric fan assisted oven below. Fitted washer/dryer, fitted dishwasher. Space for fridge/freezer.





**Inner Hallway**

There are in total three cupboards. One cupboard housing the gas combi boiler. Radiator Doors to:

**Bedroom One**

Upvc double glazed window to the rear aspect. T.V aerial point, radiator.

**Bathroom**

Upvc double glazed obscure window to the rear aspect. A part tiled suite comprising: bath with shower fitted over. Low level w.c, vanity unit with inset 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.

**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

Approx 111 Years remaining on the lease which started in 2006

Ground Rent £484.48 PA

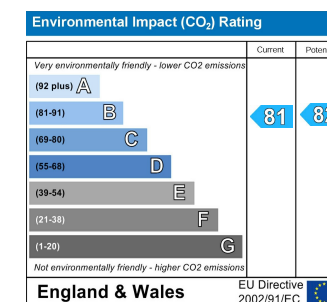
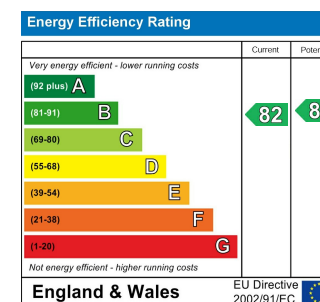
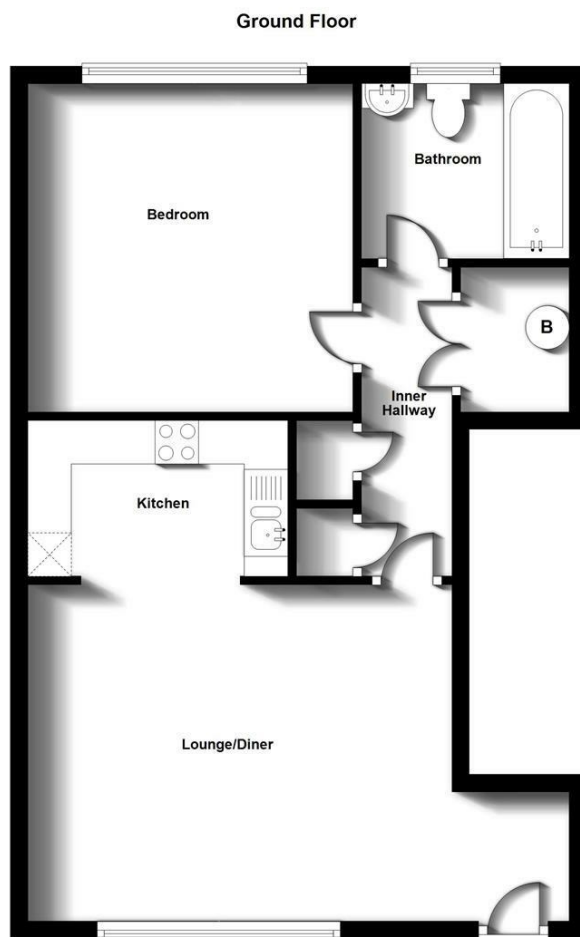
Service Charge £399 PA

**Directions For Sat Nav**

Directions For Sat Nav: CV22 7GZ

**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266



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