Marlowe Court, Shakespeare Gardens, Rugby
Guide Price £145,000

crowhurst gale

Marlowe Court, Shakespeare Gardens, Rugby

Crowhurst Gale are very pleased to present this well designed two bedroom first floor apartment in the highly sought after residential location of Shakespeare Gardens. Shakespeare Gardens is conveniently located in close proximity to major rail and road links. It is just 3 miles from Rugby Railway Station with Euston only 50 minutes away and the M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities such as Birmingham, Coventry and Northampton. In Brief the property comprises, an open plan lounge and dining area leading in to a fitted kitchen benefiting from additional cupboard space and built in oven and extractor fan. The property also has two well proportioned bedrooms. The bathroom consists of a bath, WC and washbasin. The master bedroom is complimented with an ensuite with a shower, WC and washbasin. The property further benefits from a gated private carpark and allocated parking. This property would make an ideal first time buyer or investment opportunity.

Lounge 12' 4" x 12' 7" (3.76m x 3.84m)
Double glazed window to front right, radiator.

Kitchen 6' 6" x 8' 11" (1.98m x 2.72m)
Fitted store units, electric oven and hob, double glazed window to front.

Bedroom One 12' 2" x 9' 2" (3.71m x 2.79m)
Double glazed window to side, radiator.

En Suite
Shower, washbasin, WC.

Bedroom Two 9' 2" x 12' 2" into max (2.79m x 3.71m into max)
Double glazed window to front, radiator.

Bathroom
Panelled bath, washbasin, WC.

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.

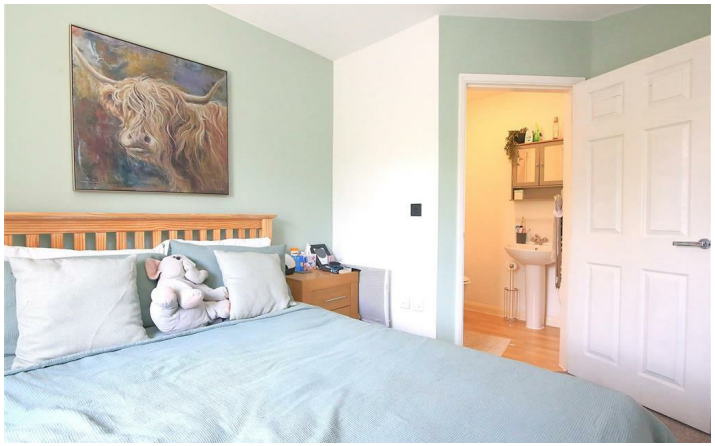
Conveyancing Services
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

Local Authority
Rugby Borough Council

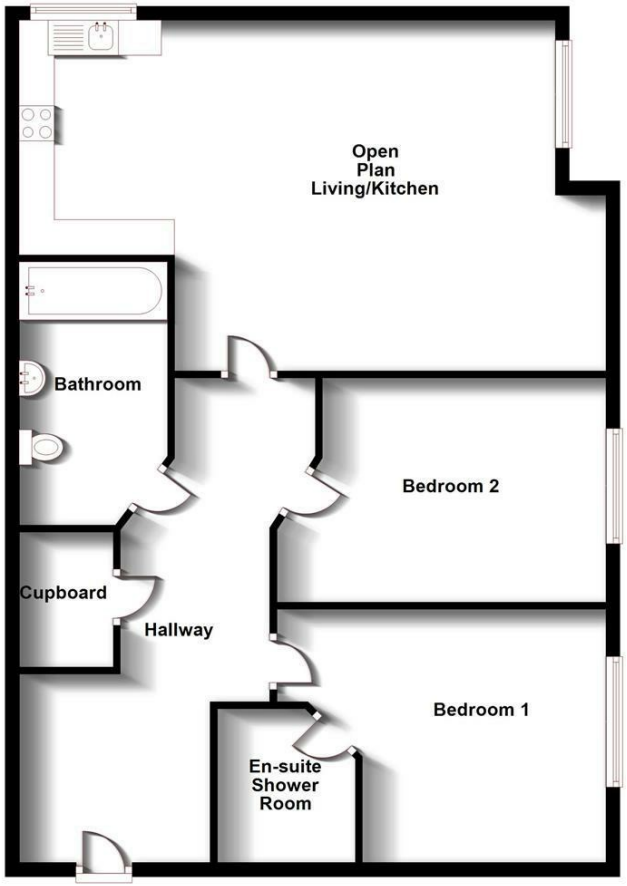
Tenure
Leasehold
137 years remaining on the lease

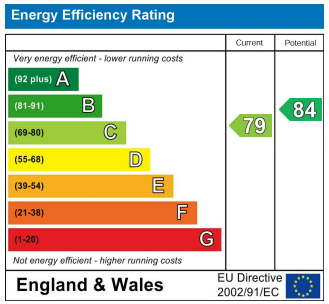
Tax Band
Tax Band: B

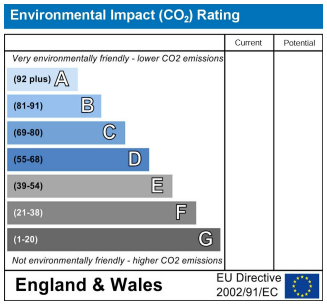
Lease Details
Service charge is £1228 and ground rent £272.
137 years remaining on the lease



First Floor Apartment







31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ
Tel: 01788 522 266
property@crowhurst-gale.co.uk
www.crowhurst-gale.co.uk

crowhurst gale