Ash Court, Bilton, Rugby
Guide Price £179,950

crowhurst gale

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Crowhurst Gale are pleased to present this spacious three bedroom ground floor maisonette which is situated in a very popular residential area of Bilton. The property is conveniently located for Sainsbury's superstore, local amenities on Overslade Lane, Bilton village and a regular bus service 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 central heating, double glazed windows throughout and accommodation briefly comprising: communal entrance hall, entrance hall, lounge/dining room, kitchen, inner lobby, three bedrooms and a bathroom. Outside has well maintained communal gardens, parking and a single garage.

Frontage
Access to communal gardens for residents. Path leading to communal entrance.

Communal Entrance & Hallway
Enter via secure double glazed door. Door to Store Room and Entrance to Ground Floor Maisonette No:10

Store Room 5'11" x 6'0" (1.81 x 1.85)
Gas combination boiler. Shelving and hanging hooks for garden tools. Double glazed window to rear aspect.

Entrance Hall 8'11" x 3'10" (2.73 x 1.17)
Enter via composite front door. Double glazed window to the rear aspect. Door into:

Kitchen 11'11" x 7'8" (3.65 x 2.36)
Double glazed window to the rear aspect. A range of eye and base level units with work top surfaces, inset stainless steel sink with mixer tap over. Tiled splash back areas. Fitted four ring electric hob with extractor over and electric fan assisted oven below. Space and plumbing for washing machine and dishwasher. Space for upright fridge/freezer. Door to pantry cupboard.

Lounge/Diner 24'8" x 11'9" (7.54 x 3.60)
Two double glazed windows to the front aspect. Two radiators.

Inner Lobby
Built-in cupboard with shelving. Doors off to all rooms.

Bedroom One 12'0" x 13'1" (3.66 x 3.99)
Double glazed window to the front aspect. Radiator. Fitted bedroom furniture and built-in wardrobe with hanging rail and shelving.

Bedroom Two 12'0" x 9'9" (3.66 x 2.98)
Double glazed window to the rear. Radiator, Fitted bedroom furniture and built-in wardrobe with hanging rail and shelving.

Bedroom Three 6'2"x 9'0" (1.89x 2.75)
Double glazed window to the rear aspect, radiator. fitted drawers and wardrobe.

Bathroom 9'0" x 5'4" (2.75 x 1.63)
Double glazed obscure window to the rear aspect. Panelled bath with screen and fitted shower. Pedestal wash hand basin, low level w.c and radiator.

Lease Details
The residents of Ash Court run there own management company.
There are 95 year left on the lease which was renewed in 2020.
Ground Rent & Service Charge (including buildings insurance) - £254.34 per quarter.

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.

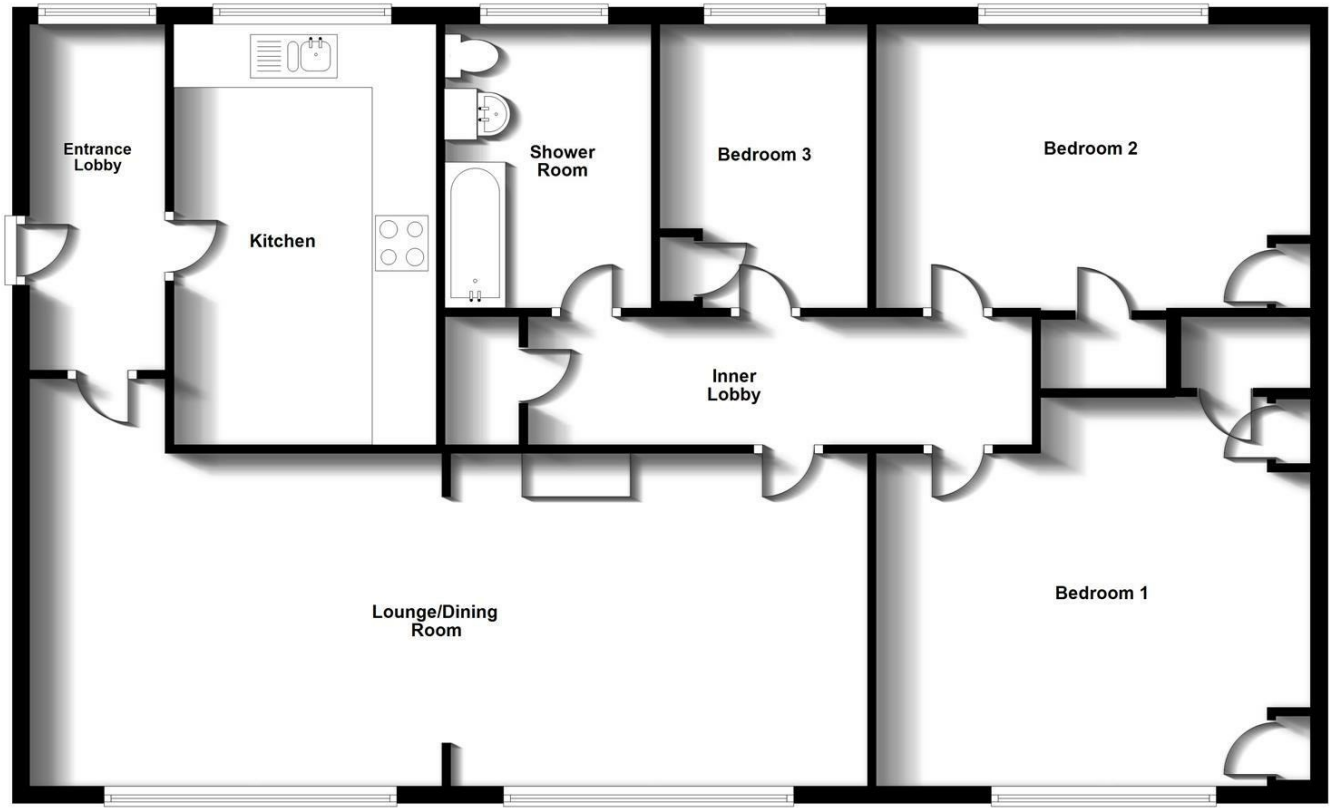
Local Authority
Rugby Borough Council

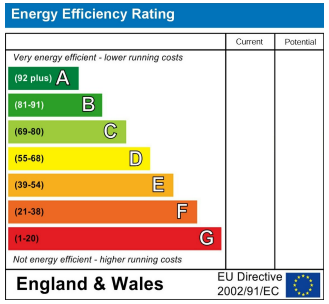
Tax Band
Tax Band: B

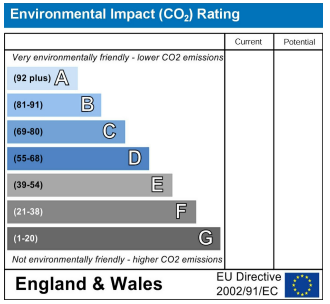
Tenure
Leasehold

Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266

Ground Floor







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