



**Gardeners End, Bilton, Rugby**  
**Guide Price £130,000**





# Gardeners End, Bilton, Rugby

Crowhurst Gale Estate Agents are pleased to present this first floor apartment in a quite cul-de-sac in the popular area of Bilton. In brief the apartment comprises: communal entrance, entrance hall, kitchen, lounge/diner, two bedrooms and bathroom. Further benefits include: electric heating, double glazing, communal gardens and allocated parking. No chain.

## Communal Entrance

Enter via double glazed door with secure intercom system. Stairs rising to first floor.

## Entrance Hall

Enter via entrance door. Wall mounted electric heater. Door to storage cupboard. Doors to:

## Lounge/Diner 14'7" x 11'6" (4.47m x 3.53m )

Double glazed window to side aspect. Feature electric fireplace with wooden surround and tiled hearth.

## Kitchen 9'6" x 6'3" (2.92m x 1.91)

Double glazed window to side aspect. A range of eye and base level units with work top surfaces inset one and a half ploycarbonate sink with drainer and mixer tap over. Tiled splash back areas. Fitted four ring electric hob with extractor over and fan assisted electric oven below. Space and plumbing for washing machine, space for fridge/freezer.





**Bedroom One 10'7" x 10'2" (3.25m x 3.1m )**

Double glazed window to front aspect. Wall mounted electric heater.

**Bedroom Two 10'2" x 6'11" (3.10m x 2.13m )**

Double glazed window to side aspect. Door to cupboard housing hot water tank.

**Bathroom 6'2" x 6'0" (1.88m x 1.83m )**

Obscure double glazed window to side aspect. A part tiled suite comprising: panelled bath with shower over. pedestal wash hand basin, low flush W.C. Extractor fan, electric shaver point. Electric heater.

**Communal Garden**

Mostly laid to lawn to all side of whole block.

**Allocated**

One allocated parking space to rear.

**SERVICE CHARGE**

£75.00 - £110.00 per month

**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

**Directions For Sat Nav**

Directions For Sat Nav: CV22 7RQ

**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266



**Ground Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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