



**Stourhead Road, Rugby,
Offers Over £125,000**



Stourhead Road, Rugby,

Crowhurst Gale are pleased to offer this spacious two bedroom ground floor apartment, located just off the Bilton Road on the Pavilions. Stourhead Road in brief comprises of; entrance hall, lounge/diner, kitchen, two bedrooms and a main bathroom. This property also has allocated parking for one vehicle. This property is situated in the highly sought after area of Bilton in Rugby. This location further benefits from excellent travel links including a short walk to the bus stop and short drive to Rugby train station which offers regular services to Birmingham and London Euston in under an hour. There is also easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6. There are three schools & a nursery within walking distance as well as a play area & park to the rear of the property.

Entrance

Welcoming entrance hall with built in storage cupboard.

Lounge 18' 7" x 12' 2" (5.66m x 3.71m)
Spacious lounge with space for a dining area.

Kitchen 8' 8" x 8' 8" (2.64m x 2.64m)
Featuring a range of wall and mount base unit, integrated appliances are to include an oven with four gas hob, and sink + drain. There is also additional appliance space for a fridge freezer, dish washer and washing machine.

Bedroom One 13' 1" x 8' 7" (3.99m x 2.62m)
Spacious master bedroom featuring space for wardrobe.

Bedroom Two 9' 10" x 8' 10" (3.00m x 2.69m)
Featuring space for wardrobe.

Bathroom
Built in bath with shower over, low level WC, wash hand basin and extractor fan.

Parking
The property comes with one allocated parking space.



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.

Tax Band

Tax Band: B

Tenure

Leasehold

Viewing

By appointment only through Crowhurst Gale Estate Agents 01788 522266

Lease Information

Leasehold

GROUND RENT

£120 Per Year

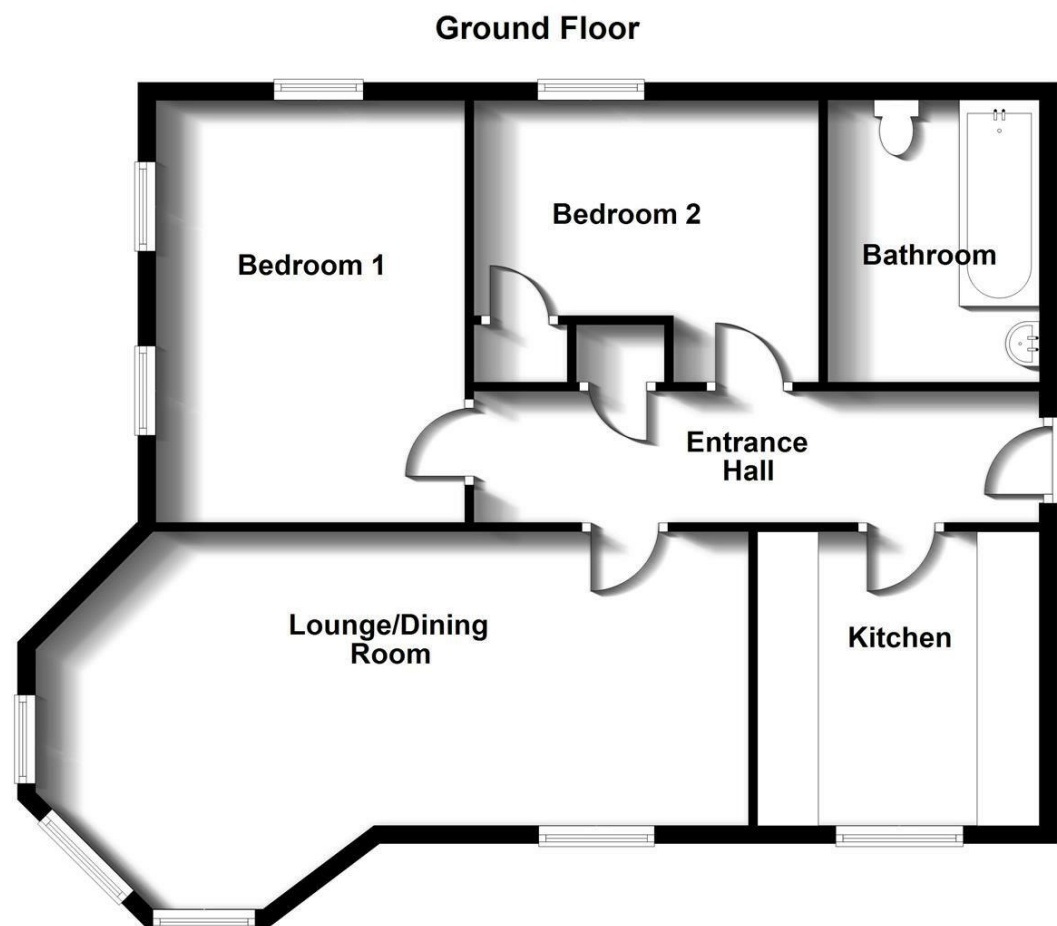
ANNUAL SERVICE CHARGE

£1800 Per Year

LENGTH OF LEASE

130 years left





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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