



**EDWARD KNIGHT**  
ESTATE AGENTS

83 MARTIN LANE, BILTON, RUGBY, WARWICKSHIRE, CV22 7RF

OFFERS OVER £130,000







### PROPERTY SUMMARY

A well kept two bedroom top floor apartment located in the sought after residential area of Bilton with garage and fully extended lease in excess of 125 years. The accommodation briefly comprises: entrance hall, lounge/dining room, refitted kitchen, two double bedrooms and bathroom with shower. The property benefits from: gas fired central heating, double glazing, single garage and communal gardens with drying lines.

### LEASEHOLD

Long extended Lease in excess of 125 years.

SC is £1,215

GR is £15

### LOCATION

The property is located in a southern suburb of Rugby in Warwickshire, England, located about 1.5 miles south-west of Rugby town centre.

Martin Lane is situated perfectly for access to; Sainsbury's Supermarket, Bilton Village which offers a range of amenities including small cafeterias and Tesco Express. Historical Dunchurch Village which is just a short walk away and is home to 'Guy Fawkes House' and the ever popular public house 'The Dun Cow'.

The area boasts an array of highly regarded first and secondary schools including; The Bawnmore community infant school and Bilton Junior School that are within a few minutes walk. For higher education there are two grammar schools, the Rugby High School For Girls is a 10 minute walk



away and Lawrence Sheriff School For Boys is easily reached in the town centre.

#### ENTRANCE HALL

Enter via solid timber entrance door. With wood effect laminate floor. Single panel radiator. Smoke alarm. Built-in storage cupboard with shelving. Further double door storage cupboard with shelving. Meter cupboard. Internal window onto Lounge. Doors to all further accommodation.

#### LOUNGE/DINING ROOM

17' 11" x 10' 10" (5.46m x 3.3m)

With two double glazed windows to the front aspect. Single panel radiator. Television aerial socket. Cable TV and telephone points. Serving hatch.

#### KITCHEN

8' 10" x 6' 6" (2.69m x 1.98m)

With a refitted range of eye and base level unit surmounted by contrasting roll-edge worksurfaces. Inset stainless steel one and a half bowl sink and drainer with mixer tap over. Tiling to splashback areas. Built-in single electric oven, four ring electric hob and extractor hood. Washing machine, fridge and freezer. Wall mounted combination central heating boiler. Tiled floor. Double glazed window to the side aspect.

#### BEDROOM ONE

13' 8" x 8' 7" (4.17m x 2.62m)

With double glazed window to the rear aspect. Single panel radiator. Wood effect laminate floor. Two wardrobes.

#### BEDROOM TWO

10' 7" x 9' 1" (3.23m x 2.77m)

With double glazed window to the rear aspect. Single panel radiator. Wood effect laminate floor. Open storage area with fuse box and cupboard over.



#### BATHROOM

5' 8" x 5' 8" (1.73m x 1.73m)

With white suite comprising: low level toilet, pedestal wash hand basin and panelled bath with electric shower over. Fully tiled walls. Tiled floor. Single panel radiator. Extractor fan.

#### SINGLE GARAGE

En-bloc with an up and over door.

#### COMMUNAL GARDEN

Well maintained communal gardens with drying lines and bin storage areas







## COUNCIL TAX

Band A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	75
(55-68) <b>D</b>		