



**Hogan House, Rugby, Warwickshire**  
**Offers Over £145,000**

crowhurst  
gale





# Hogan House, Rugby, Warwickshire

Crowhurst Gale are delighted to offer for sale, this well-presented two-bedroom top floor apartment located in the popular area of Ivy Grange, Bilton. Ideally situated within easy reach of Rugby town centre, excellent local amenities, reputable schools, and major transport links including the national motorway network, This property is perfect for first-time buyers, investors, or those looking to downsize. The accommodation comprises a welcoming entrance hall, a spacious lounge/dining room, a well-appointed kitchen with fitted appliances, two bedrooms with an en-suite to the bedroom one, and a separate bathroom. Further benefits include newly fitted double glazed windows in 2025, new carpets fitted, completely decorated to a high standard throughout, and one allocated parking space. NO CHAIN

## Communal Entrance

Stairs to first and second floors. (Maintained by management company)

## Apartment Entrance 17'5" x 3'4" (5.32 x 1.02 )

Cupboard housing hot water cylinder. Doors leading to:

## Lounge 14'0" x 13'3" (4.27 x 4.06)

Two windows to front aspect. Through-fare to:

## Kitchen 9'3" x 6'5" (2.83 x 1.97)

Kitchen with built in cooker, hob, fridge and washing machine. Window to front aspect.

## Bedroom One 10'3" x 10'0" (3.14 x 3.06 )

Two built in wardrobes. Window to rear. Door to:



**En-Suite**

Shower. WC and washbasin. Obscure window to rear.

**Bedroom Two 10'1" x 9'4" (3.08 x 2.87 )**

Window to rear.

**Bathroom 5'0" x 8'8" (1.54 x 2.65 )**

Panelled bath with shower attachment. WC and washbasin. Extractor fan.

**Outside**

Outside has communal parking with allocated parking space for one car.

**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

**Local Authority**

Rugby Borough Council

**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266

**Agents Notes****Lease Details**

Lease Term 125 years with 104 years remaining.

Ground Rent £100.00

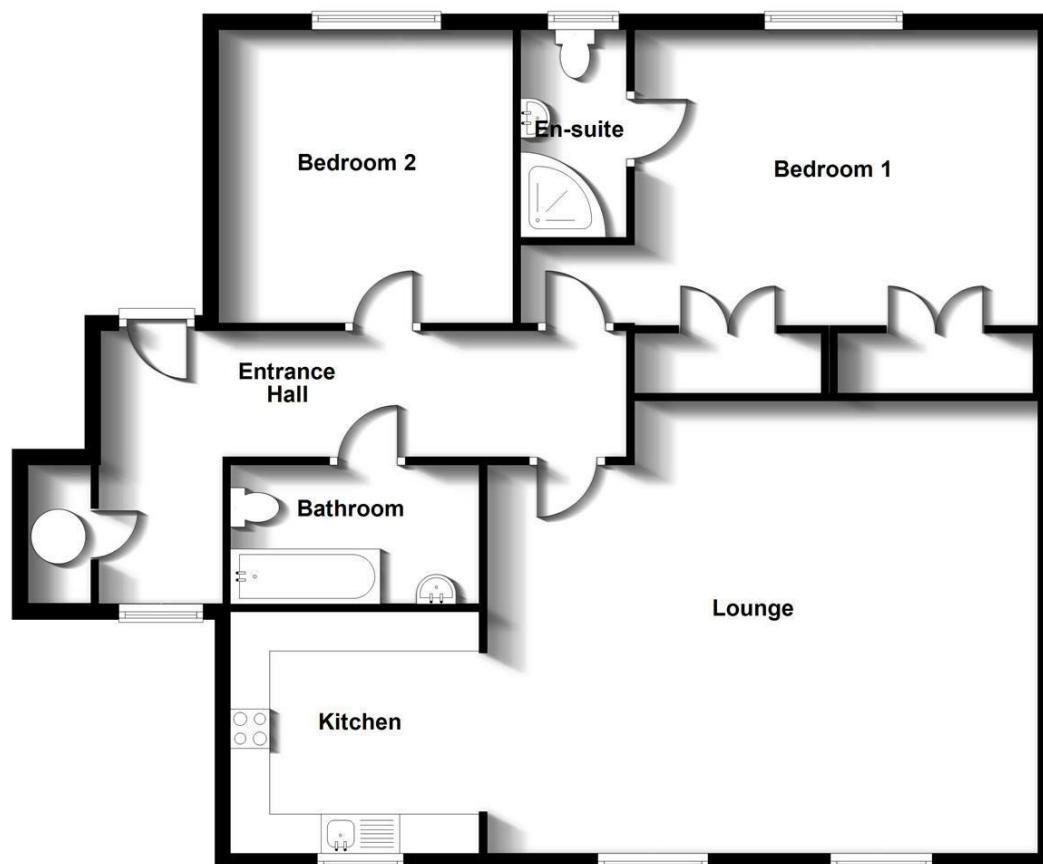
Service Charge £1380.00

Managing Agent George & Company Rugby.





## Ground Floor



| 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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