



Martin Lane, Rugby, Warwickshire
Guide Price £129,950

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*** AN IDEAL FIRST TIME PURCHASE/INVESTMENT OPPORTUNITY ***

Crowhurst Gale Estate Agents are pleased to present to market this two bedroom first floor apartment situated within this select and sought after residential area of Bilton, Rugby. The property is ideally located close to amenities in Bilton village which include a variety of shops, schools and public houses. The property comprises: lounge/dining area, kitchen, two bedrooms and a shower room. Further benefits include gas central heating, double glazing and a single garage. This property is offered no chain.

Communal Entrance

Stairs to apartments.

Entrance Hall

Storage cupboards. Door leading to:

Lounge/Dining Room 17'10" x 10'8" (5.46 x 3.27)

Two windows to front.

Kitchen 8'11" x 7'1" (2.73 x 2.16)

Fitted kitchen. Window to side aspect.

Bedroom One 8'5" x 13'10" (2.58 x 4.22)

Window to rear.

Bedroom Two 9'1" x 10'10" (2.78 x 3.31)

Window to rear.



Shower Room 5'8" x 5'7" (1.73 x 1.72)

Shower, WC and washbasin.

Communal grounds

Well kept gardens, walkways and parking areas.

Agents Notes

The service charge is paid to Marston Management £366.50 quarterly

The lease was extended in 2012 so the term is now 189 years from 29th September 1969 so another 132 years from 2026.

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.

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.

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.

Local Authority

Rugby Borough Council

Tax Band

Tax Band: A

Tenure

Leasehold

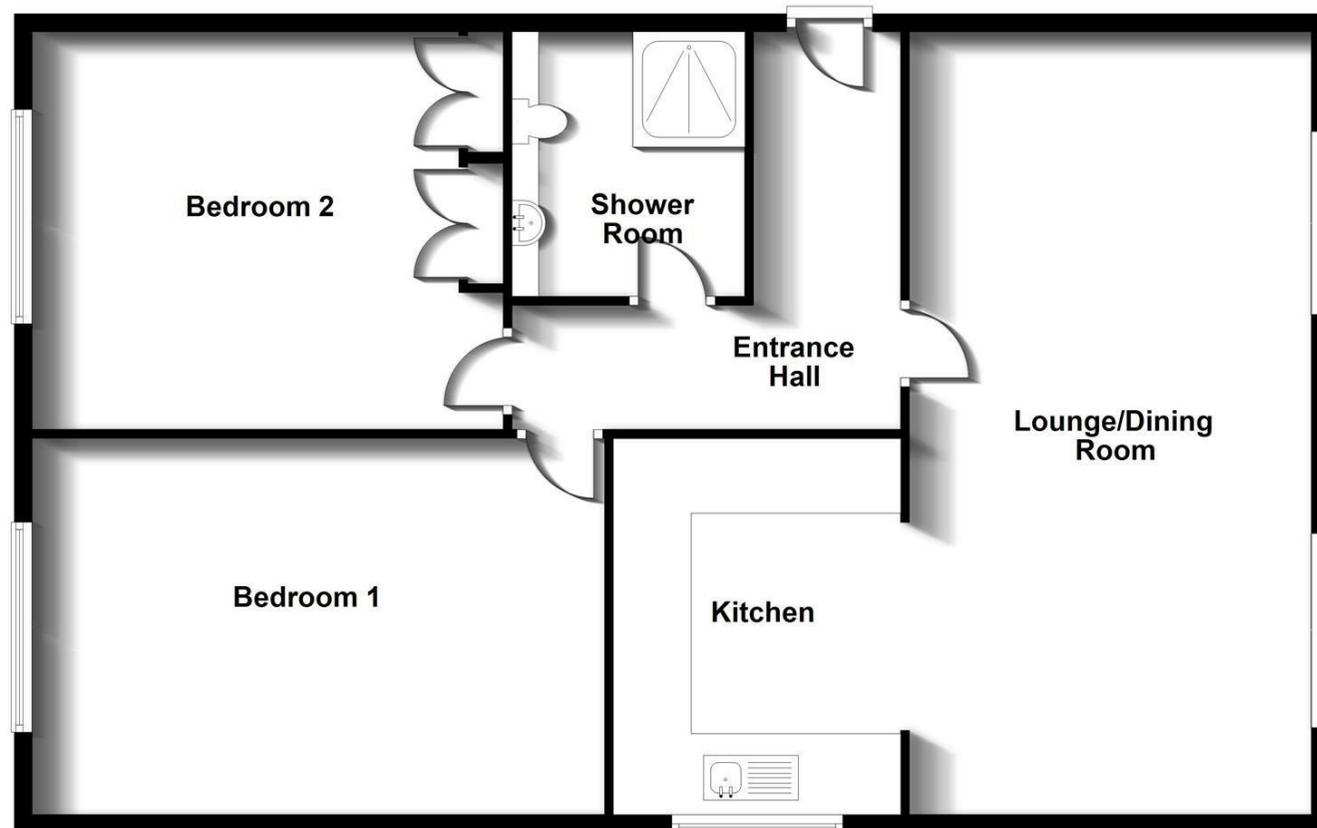
Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266





Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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