



101 Martin Lane

Bilton
Rugby
Warwickshire
CV22 7RF

Offers Over £130,000 Leasehold



- A Two Bedroom First Floor Apartment
- Popular Residential Location
- Lounge/Dining Room with Feature Fireplace, Fitted Kitchen
- Two Double Bedrooms
- Modern Shower Room with Three Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Communal Gardens, Resident Parking and Garage En-bloc
- Early Viewing is Highly Recommended
- Ideal First Time/Investment Purchase, No Onward Chain

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom first floor apartment which is located in the popular residential area of Bilton, Rugby. The apartment block is of traditional standard construction and benefits from all mains services being connected.

There are a comprehensive range of amenities available in nearby Bilton village which is well served by a range of local shops and stores, churches of several denominations, well regarded schooling for all ages and excellent transport links with regular bus routes.

Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour. There is easy access to the M1, M6, A5 and A45 road and motorway networks making the location ideal for those wishing to commute.

The accommodation is situated in the rear block and can be accessed via a secure communal entrance with stairs rising to upper floors. In brief, there is a lounge/dining room with a feature fireplace and a fitted kitchen with space for a cooker and fridge/freezer, plumbing for an automatic washing machine and a cupboard housing the gas fired Worcester combination central heating boiler. The inner hallway has useful storage cupboards and doors off to two well proportioned bedrooms. The master bedroom has built in furniture to include wardrobes, bedside drawers, bridging unit with overhead storage and lighting and has views over the communal gardens. The second bedroom has fitted wardrobes. The modern shower room is tiled and fitted with a three piece white suite to include a double walk in shower enclosure with dual shower heads, vanity unit with inset wash hand basin, low level w.c. and heated towel rail.

The property benefits from Upvc double glazing and gas fired central heating to radiators.

Externally, there are well maintained communal gardens, off road resident parking to the front and a garage which is situated en-bloc to the rear of the apartments.

Early viewing is highly recommended to avoid disappointment. The property is considered to be an ideal first time/investment purchase and is being offered for sale with no onward chain.

Gross Internal Area: approx. 57 m² (613 ft²).

TENURE: LEASEHOLD.

Lease commenced 1969 and has been extended -133 years remaining.

Service/Maintenance Charge - £125 per month. No Ground Rent.

Freeholders: Bilton Park Properties. Managing Agents - Marstons.

AGENTS NOTES

Council Tax Band 'A'.

Agents Estimated Rental Value: £850 pcm.


What3Words: ///item.guitar.plot

MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

ENERGY PERFORMANCE CERTIFICATE

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

First Floor

LOUNGE/DINING ROOM

17' 10" x 13' 11" maximum (5.44m x 4.24m maximum)

KITCHEN

8' 10" x 8' 6" (2.69m x 2.59m)

INNER HALLWAY

8' 10" x 4' 8" (2.69m x 1.42m)

BEDROOM ONE

13' 8" x 8' 6" (4.17m x 2.59m)

BEDROOM TWO

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

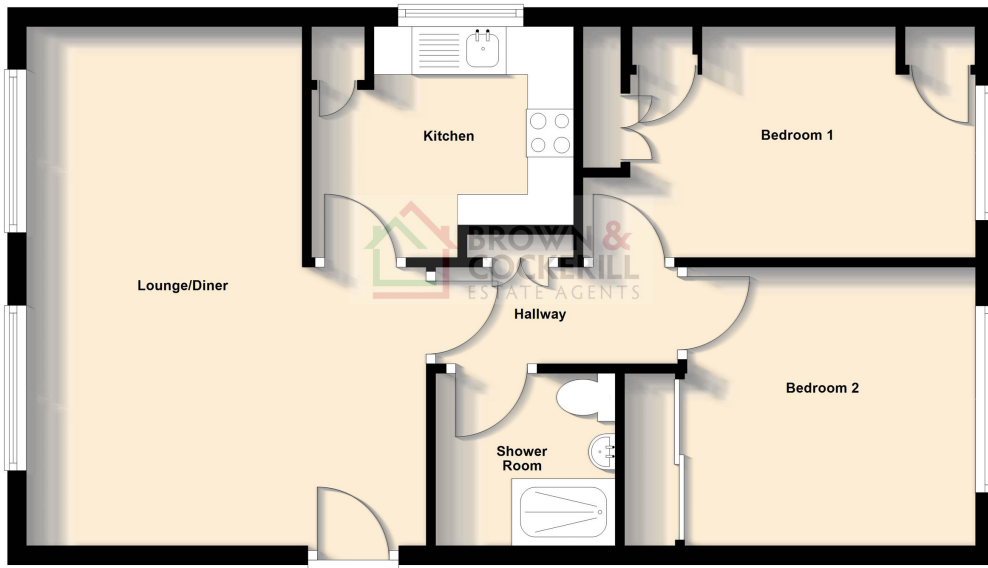
SHOWER ROOM

5' 8" x 5' 7" (1.73m x 1.70m)

Externally

GARAGE EN-BLOC

First Floor



THESE PARTICULARS ARE ISSUED ON THE UNDERSTANDING THAT ALL NEGOTIATIONS ARE CONDUCTED THROUGH US. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and particulars.