



65 MARTIN LANE

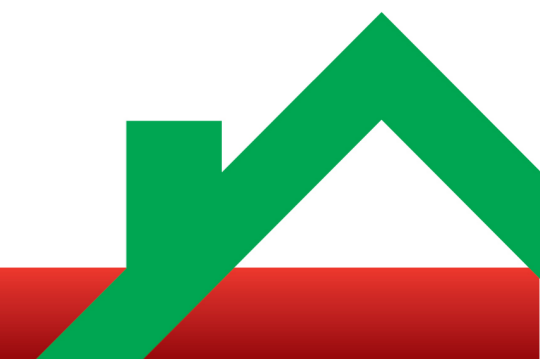
Offers In Excess Of £125,000 Leasehold

BILTON
RUGBY
WARWICKSHIRE
CV22 7RF



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this first floor two bedroom apartment situated in the popular residential location of Bilton, Rugby. The purpose built apartment block is of standard brick built construction with a tiled roof.

Bilton village hosts a comprehensive range of amenities to include independent shops and stores, supermarkets, doctor's surgery, veterinary centres and hot food take away outlets. There are local churches of several denominations and sought after schooling for all ages.

The location is ideal for those wishing to commute with easy access to the M1, M45 and A45 road and motorway networks and there are bus services to Rugby town centre. Rugby railway station offers a regular mainline intercity service to Birmingham New Street and London Euston in under an hour.

The property can be accessed via a secure intercom system and there are stairs rising to further floors. In brief, the accommodation comprises of an entrance hall with storage cupboards and a lounge. The fitted kitchen has a Hotpoint four ring gas hob with oven beneath and extractor over; space and plumbing for an automatic washing machine, space for a fridge/freezer and a cupboard housing the gas fired combination boiler. There are two well proportioned bedrooms and a shower room fitted with a shower cubicle, vanity unit with inset wash hand basin and low level w.c.

The property benefits from Upvc double glazing, gas fired central heating to radiators and all mains services are connected.

Externally there are well maintained communal grounds, communal parking and a garage en bloc.

Early viewing is highly recommended to avoid disappointment. The property is considered to be an ideal first time/investment purchase.

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

TENURE: The apartment is LEASEHOLD.

The lease commenced in 1969 and has approximately 130 years remaining (tbc).

Ground Rent: Peppercorn per annum.

Service Maintenance Charge: £126 per month

Freeholders/Agents: Edward H Marston & Company Ltd.

AGENTS NOTES

Council Tax Band 'A'
Estimated Rental Value: £850 pcm, approximately.
What3Words:///treat.saves.tilt

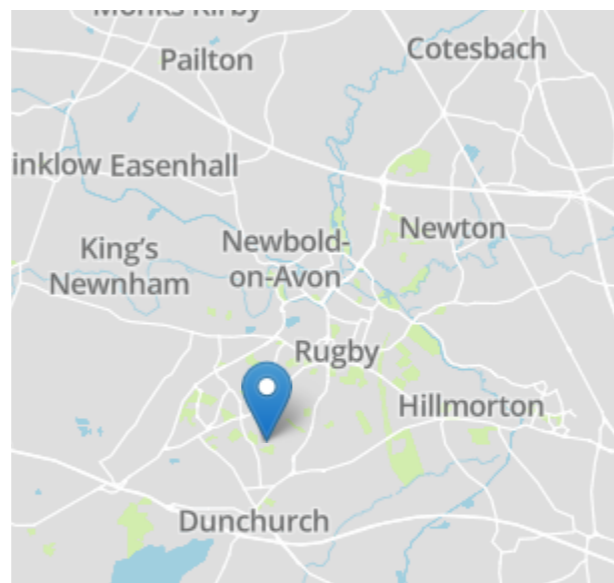
MORTGAGE & LEGAL ADVICE

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.

KEY FEATURES

- **A First Floor Two Bedroom Apartment**
- **Popular Residential Location**
- **Lounge and Fitted Kitchen with Oven and Hob**
- **Two Double Bedrooms**
- **Shower Room with White Suite**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Communal Gardens and Parking, Garage**
- **Early Viewing Highly Recommended, Ideal First Time/Investment Purchase**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

First Floor

Entrance Hall

11' 9" maximum x 9' 6" (3.58m maximum x 2.90m)

Lounge

17' 9" x 10' 7" (5.41m x 3.23m)

Kitchen

8' 8" x 6' 2" (2.64m x 1.88m)

Bedroom One

10' 6" x 9' 0" (3.20m x 2.74m)

Bedroom Two

13' 6" x 8' 4" (4.11m x 2.54m)

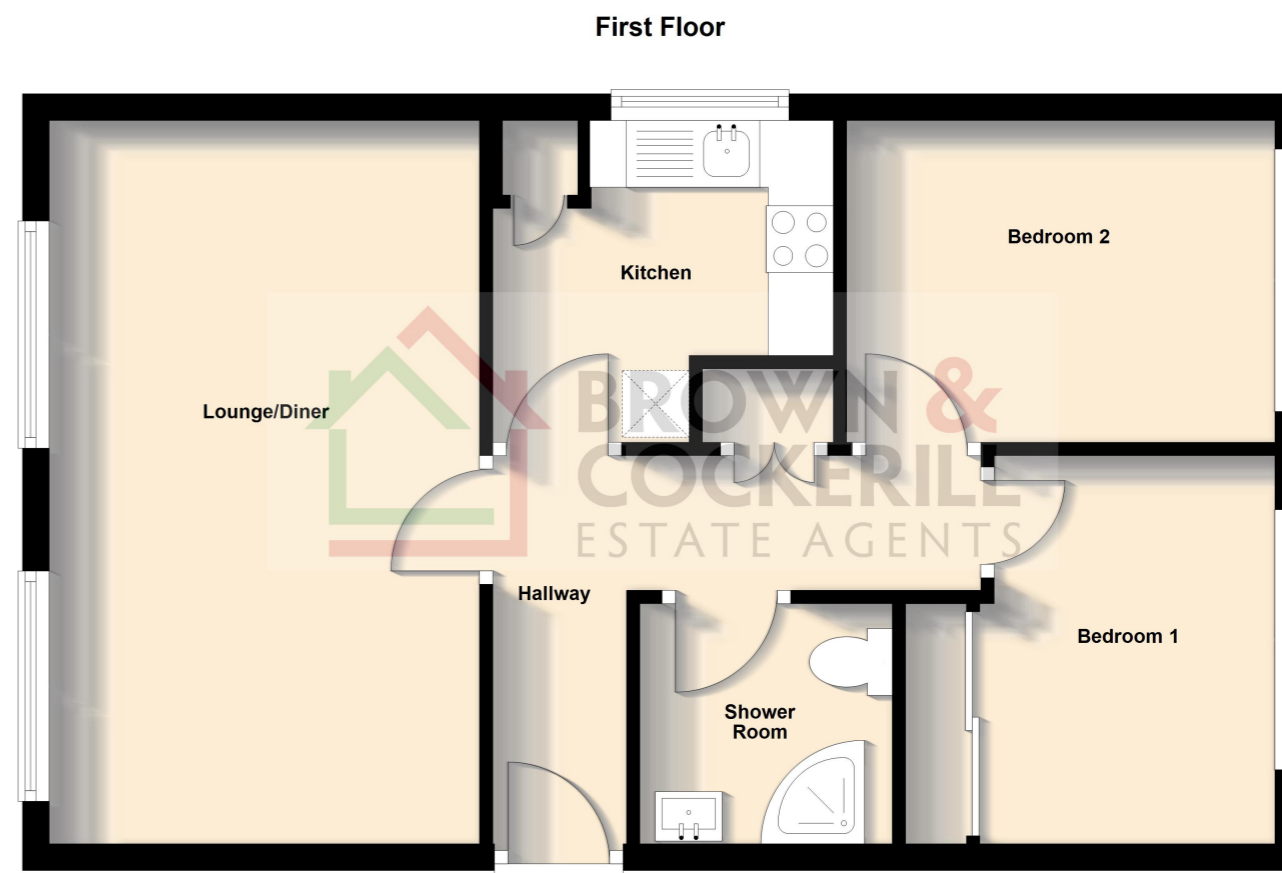
Shower Room

5' 6" x 5' 6" (1.68m x 1.68m)

Externally

Garage

FLOOR PLAN



IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.