



**Ash Court, Rugby,
Offers Over £179,995**

**crowhurst
gale**



Ash Court, Rugby,

Crowhurst Gale are pleased to present this superb three bedroom first floor maisonette situated in a very popular residential area of Bilton. This spacious apartment briefly comprises, Entrance Hall, Fitted Kitchen, Sitting Room/Dining Room, Shower Room, Three Well Proportioned Bedrooms. Ash Court is conveniently located within walking distance of local amenities. The property further benefits from attractive communal gardens, parking and a single garage. Ash Court Development is privately managed by the residents.

You become a shareholder of the freehold on ownership of this apartment.

Communal Gardens

Well manicured gardens which are mainly laid to lawn with flowers, shrubs and various trees planted. Pathed pathways and external lighting.

Communal Entrance

Bin store, stairs to first floor maisonettes, door to private Store Room.

Entrance Hall

Doors to:

Store Room

Double glazed window to rear.

Kitchen 13'0" x 7'10" (3.97 x 2.40)

Fitted kitchen



Dining Room 15'4" x 12'0" (4.69 x 3.67)

Sitting Room 12'0" x 11'6" (3.68 x 3.52)

Bedroom One 11'11" x 11'7" (3.65 x 3.54)

Bedroom Two 11'11" x 10'4" (3.65 x 3.16)

Bedroom Three 9'7" x 6'0" (2.93 x 1.84)

Shower Room

Single Garage (in Block)

Leasehold Details

The residents of Ash Court run their own management company. There are 95 years left on the lease which was renewed in 2020. Ground rent, maintenance and service charge (including buildings insurance) £112.38 per month.

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.

Tax Band

Tax Band: B

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Tenure

Freehold

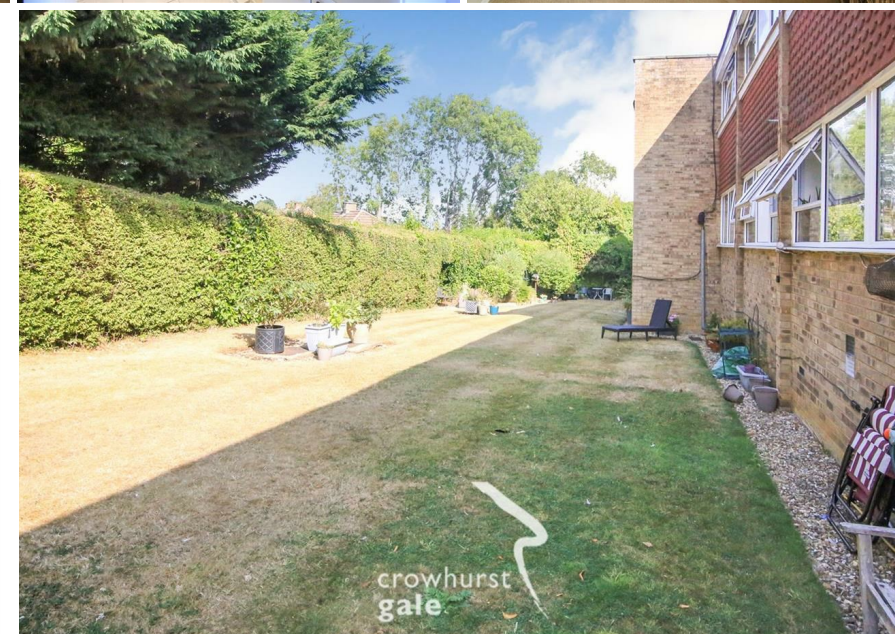
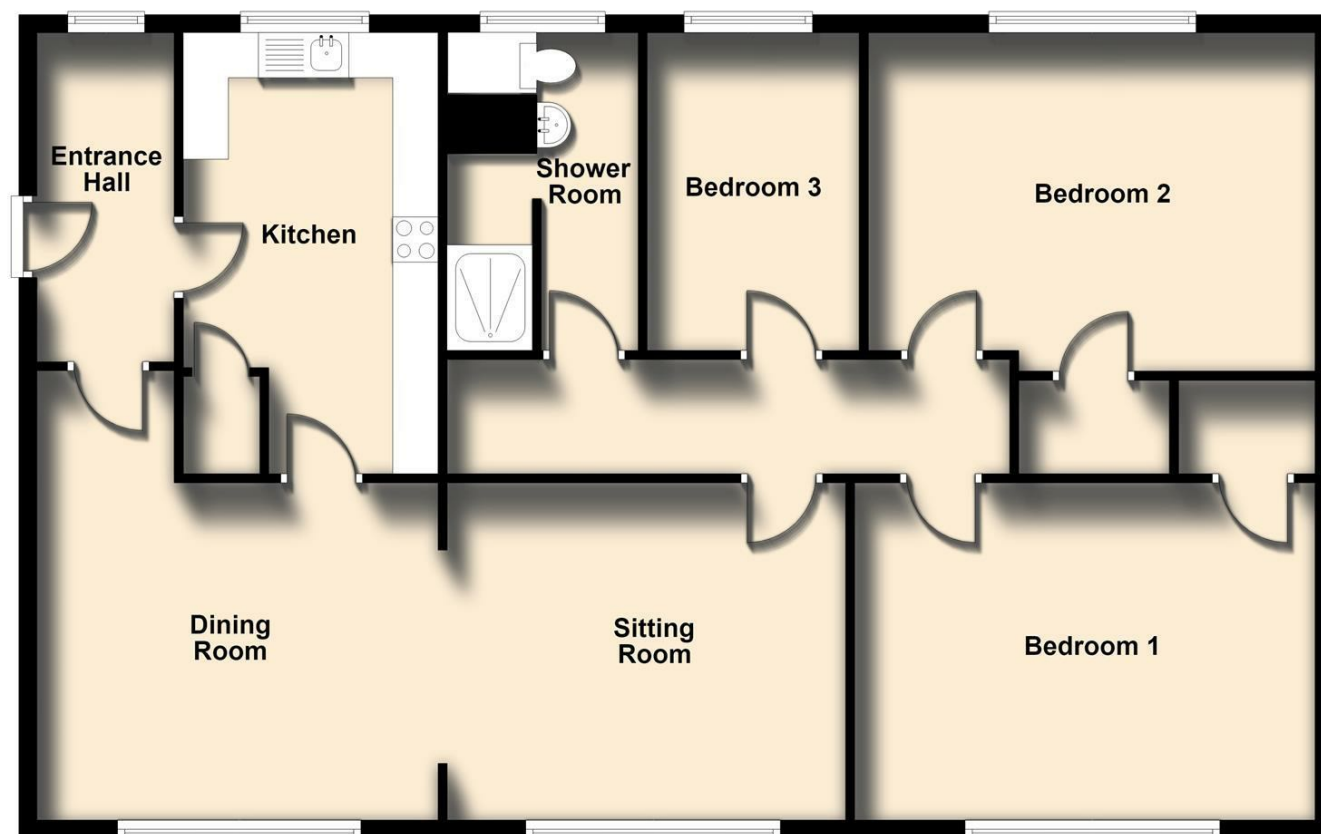
Viewing



By appointment only through Crowhurst Gale Estate Agents
01788 522266



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	68	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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