





PROPERTY SUMMARY

We are delighted to offer for sale this well maintained two-bedroom ground floor apartment, ideally situated in a quiet and picturesque cul-de-sac on the edge of the highly sought-after Bilton Village. The property benefits from a extended lease of over 169 years and includes a single garage, making it an ideal purchase for first-time buyers, downsizers, or investors alike. Internally, the accommodation comprises a welcoming entrance hall, a spacious open-plan lounge and dining area, a fitted kitchen, two generous double bedrooms, and a well-appointed bathroom with shower.

Further features include gas central heating, double glazing throughout, and access to well-kept communal gardens with drying lines. Offered to the market with no onward chain, this property presents an excellent opportunity to acquire a ready-to-move-into home in a tranquil yet convenient location. Viewing is highly recommended and strictly by appointment through Edward Knight Estate Agents, Regent Street office.



LOCATION

The property is located in a southern suburb of Rugby in Warwickshire, England, located about 1.5 miles south-west of Rugby town centre.

Martin Lane is situated perfectly for access to; Sainsbury's Supermarket, Bilton Village which offers a range of amenities including small cafeterias and Tesco Express. Historical Dunchurch Village which is just a short walk away and is home to 'Guy Fawkes House' and the ever popular public house 'The Dun Cow'.

The area boasts an array of highly regarded first and secondary schools including; The Bawnmore community infant school and Bilton Junior School that are within a few minutes walk. For higher education there are two grammar schools, the Rugby High School For Girls is a 10 minute walk away and Lawrence Sheriff School For Boys is easily reached in the town centre.

ENTRANCE HALL

9' 4" x 2' 11" (2.84m x 0.89m)

LOUNGE/DINER

10' 9" x 17' 10" (3.28m x 5.44m)

KITCHEN

8' 9" x 8' 11" (2.67m x 2.72m)

BATHROOM

5' 7" x 5' 5" (1.7m x 1.65m)

BEDROOM ONE

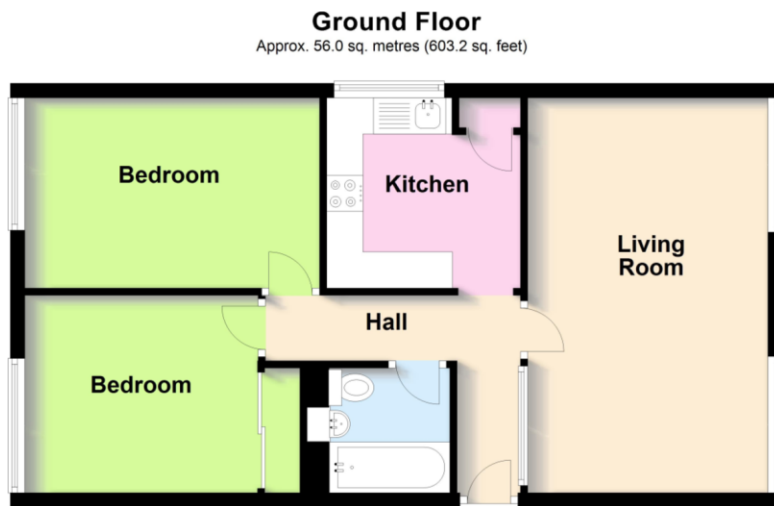
8' 5" x 13' 8" (2.57m x 4.17m)



BEDROOM TWO

9' 0" x 10' 4" (2.74m x 3.15m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		