





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this immaculate two-bedroom second floor apartment, which has been upgraded by the current owner to an exceptionally high standard. The property is set within a sought-after cul-de-sac, ideally positioned for easy access to Bilton village, where a wide range of amenities can be found including shops, food outlets, and churches of several denominations.

The apartment is south facing, enjoying excellent natural light throughout. The accommodation comprises a bright and spacious lounge, a beautifully refitted kitchen, a modern refitted shower room, and two generous double bedrooms, with bedroom two benefiting from large built-in wardrobes and both featuring remote-controlled blinds. Further benefits include gas-fired central heating to radiators and UPVC double glazing throughout.

Externally, the apartment is complemented by well-maintained communal gardens with drying areas, and also comes with the added advantage of a single garage.

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 2 minute walk away and Lawrence Sheriff School For Boys is easily reached in the town centre.

LOUNGE

18' 1" x 14' 0 max" (5.51m x 4.27m)

KITCHEN

9' 0" x 9' 0" (2.74m x 2.74m)

BEDROOM

13' 1" x 8' 3" (3.99m x 2.51m)

BEDROOM

11' 1" x 9' 0" (3.38m x 2.74m)

SHOWER ROOM

5' 1" x 5' 1" (1.55m x 1.55m)

LEASE DETAILS

Lease details - 115 years remaining.

Ground Rent- £15 per annum.

Service Charge- £1521 per annum. Maintenance of communal areas and grounds.



