

**4 Palace Theatre Apartments  
Market Street  
RUGBY  
CV21 3HJ  
£795 PCM**



- **TWO BEDROOM**
- **FULLY FITTED KITCHEN**
- **UNFURNISHED**
- **RADIATOR HEATING**

- **TOP FLOOR APARTMENT**
- **FOUR PIECE BATHROOM**
- **AVAILABLE MID JUNE**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\*AVAILABLE MID JUNE\*\*** A two bedroom top floor apartment located within walking distance of Rugby town centre. In brief the accommodation comprises; entrance hallway, four piece bathroom, two bedrooms and open plan lounge/kitchen area with fitted oven and hob. This property also benefits from double glazing, radiator heating and lift access to all floors.  
**\*\*UNFURNISHED\*\*** Sorry, no pets.

### **Accommodation Comprises**

Entry via hardwood door into:

#### **Entrance Hallway**

Intercom phone system. Radiator. Door to:

#### **Lounge Area**

16'6" x 12'9" (5.03m x 3.91m )

French doors with Juliet balcony. Radiator. Television point.

#### **Kitchen Area**

14'0" x 8'2" (4.29m x 2.49m )

#### **Utility Room**

Roll top work surface. Washer/dryer.

#### **Bedroom One**

12'2" x 12'0" (3.73m x 3.66m )

Window to front aspect. Television point. Radiator.

#### **Bedroom Two**

12'4" x 9'8" (3.76m x 2.96m )

Window to front aspect. Radiator. Television point. Television point.

#### **Bathroom**

Four piece bathroom suite to comprise panel bath, separate shower cubicle, pedestal wash hand basin and low level w.c. Recessed spotlights. Extractor fan.

#### **Agents Note**

Deposit: £917.30

Length Of Tenancy: 6 Months

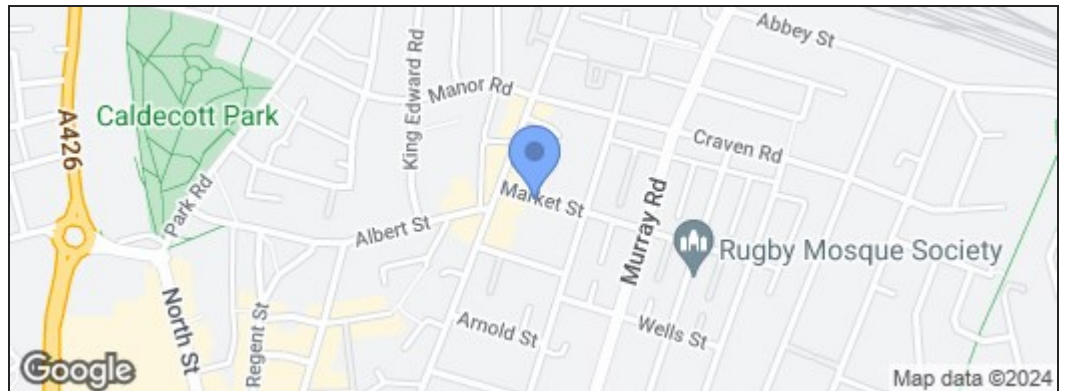
Local Authority: Rugby

Council Tax Band: A

Energy Efficiency Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.