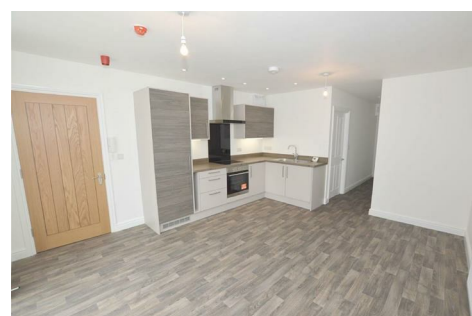


**Flat 2 Charles Cockerell Court
8 Tom Brown Street
RUGBY**

£875 PCM



- **TWO BEDROOM**
- **AVAILABLE MID JUNE**
- **KITCHEN WITH APPLIANCES**
- **ALLOCATED PARKING SPACE**

- **GROUND FLOOR APARTMENT**
- **UNFURNISHED**
- **CLOSE TO RAILWAY STATION**
- **ENERGY EFFICIENCY RATING B**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

****AVAILABLE MID JUNE**** Two bedroom apartment in a beautiful development of six apartments built to a high specification. All apartments have contemporary kitchens with full appliances, gas radiator central heating, and upvc double glazed windows. Externally the communal area provides an allocated parking space and a cycle store. Located within very close proximity to Rugby town centre and Rugby Railway Station. In brief, this ground floor apartment accommodation comprises; open plan lounge/kitchen with appliances, two bedrooms, and a modern shower room. ****UNFURNISHED**** Sorry, no pets.

Accommodation Comprises

Entry via communal entrance door into the communal entrance hall. Entry to the apartment via hardwood door opening to:

Lounge/Kitchen

18'4" x 13'2" (5.59m x 4.02m)

Bay window to front aspect. Radiator. Television point.

Kitchen Area

Fitted with a range of base and eye level units with roll top work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Built-in oven, hob, extractor fan, fridge/freezer. Inset spotlights.

Inner Hall

Utility cupboard housing freestanding washer/dryer, wall mounted central heating boiler with worksurface space. Doors to:

Bedroom One

11'8" x 9'0" (3.58m x 2.75m)

Window to rear. Radiator. Television point.

Bedroom Two

6'10" x 11'2" (2.08m x 3.40m)

Window to rear. Radiator.

Shower Room

Shower cubicle with mixer shower. Wall-mounted wash hand basin. Low-level w.c. Tiling to all splash areas. Extractor fan. Shaver light with shaver point. Chrome heated towel rail. Frosted window side.

Communal Area

With bin storage, cycle store and one allocated parking space

Agents Note

Deposit: £1009.61

Length Of Tenancy: 6 Months

Local Authority: Rugby

Council Tax Band: B

Energy Efficiency Rating: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.