

**Ashford House Woodside Park
Town Centre
RUGBY
CV21 2BF
£795 PCM**



- ONE BEDROOM
- AVAILABLE END MAY
- KITCHEN WITH APPLIANCES
- CLOSE TO TOWN CENTRE

- SECOND FLOOR APARTMENT
- UNFURNISHED
- ALLOCATED PARKING
- ENERGY EFFICIENCY RATING E

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****AVAILABLE END MAY**** A spacious one bedroom second floor apartment located within close proximity of Rugby Railway Station and within walking distance of the town centre. This property benefits from a fitted kitchen with built in appliances to include; oven, hob, fridge/freezer and washing machine, double glazed windows, electric heating, and allocated off road parking. ****UNFURNISHED**** Sorry, no pets.

Accommodation Comprises

Entry via communal entrance to the second floor. Entry via hardwood door into the apartment.

Entrance Hall

Wood laminate floor covering. Cupboard housing hot water cylinder. Telephone entry phone system. Doors to:

Lounge / Kitchen

18'8" x 14'4" (5.69m x 4.39m)

Lounge Area

Upvc glazed door with Juliet balcony. Electric panel heater.

Kitchen Area

Fitted with a range of modern base and eye level units incorporating a bowl and a half stainless steel sink and drainer unit with mixer tap over. Built in oven, hob, washing machine. Window to front aspect.

Bedroom

12'9" x 10'7" (3.89m x 3.23m)

Window to front aspect. Electric panel heater. Built in double wardrobe.

Bathroom

Panelled bath with mixer shower and shower screen, wall mounted wash hand basin, low level w.c. Tiled walls. Tiled floor. Chrome heated towel radiator.

Externally

Off-road parking for one vehicle.

Agents Note

Deposit: £917.30

Length Of Tenancy: 6 Months

Local Authority: Rugby

Council Tax Band: A

Energy Efficiency Rating: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	52	52
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.