

**Campbell Court 22 Campbell
Street
RUGBY
CV21 2HY
£595 PCM**



- ONE BEDROOM
- GAS RADIATOR CENTRAL HEATING
- UNFURNISHED
- SHOWER ROOM

- GROUND FLOOR APARTMENT
- AVAILABLE END MAY
- UPVC DOUBLE GLAZING
- ENERGY EFFICIENCY RATING C

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****AVAILABLE END MAY**** A one bedroom ground floor apartment located within close proximity of the town centre. Benefitting from kitchen with built in oven and hob, gas radiator central heating and upvc double glazed windows. ****UNFURNISHED**** Sorry, No Pets

Accommodation Comprises

Entry via communal entrance door into:

Entrance Hall

With access to apartment into:

Open Plan Lounge / Kitchen

11'8" x 14'8" (3.56m x 4.48m)

Bay window to front aspect. Radiator.

Kitchen Area

Fitted with a range of base and eye level units with roll top work surface space incorporating a stainless steel sink unit with mixer tap over. Fitted oven, hob and extractor fan. Plumbing for a washing machine. Space for a fridge. Tiling to splash areas. Inset spotlights.

Bedroom

9'8" x 8'8" (2.96m x 2.66m)

Window to rear. Radiator. Door to:

Ensuite Shower Room

With suite to comprise; shower cubicle, wash hand basin and low level w.c. Tiling to all splash areas. Extractor fan. Heated towel rail.

Externally

Communal Garden to the rear of the property.

Agents Note

Deposit: £686.53

Length Of Tenancy: 6 Months

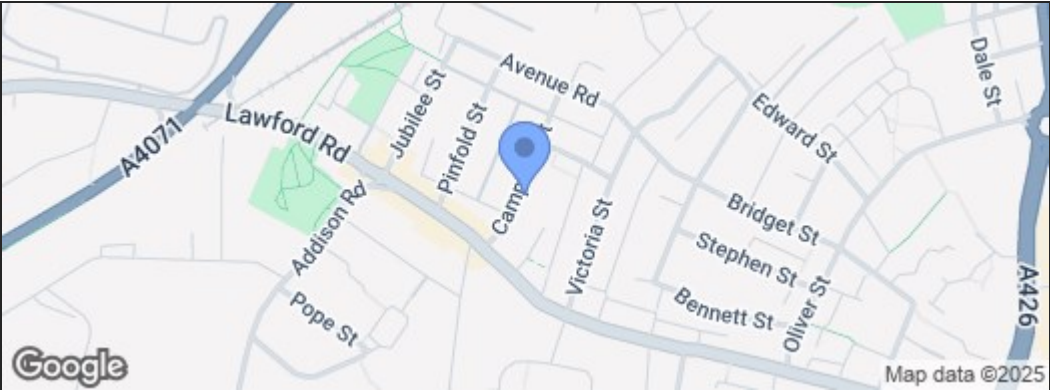
Local Authority: Rugby

Council Tax Band: A

Energy Efficiency Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.