

**2a Rowland Street  
Town Centre  
RUGBY  
CV21 2BN**

**£725 PCM**



- **ONE BEDROOM**
- **UNFURNISHED**
- **LOUNGE**
- **SHOWER ROOM**
- **GAS RADIATOR HEATING**

- **FIRST FLOOR APARTMENT**
- **AVAILABLE NOW**
- **SEPARATE KITCHEN**
- **DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING C**

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 NOW\*\*** A one bedroom first floor apartment located within walking distance of Rugby town centre. In brief the accommodation comprises; bedroom, lounge, kitchen and shower room. This property also benefits from upvc double glazing and gas radiator heating.  
**\*\*UNFURNISHED\*\*** Sorry, no pets.

There is easy access to the regions central motorway networks including the M1/M6 and M45, and is only a short five minute drive from Rugby train station which operates mainline services to London Euston and Birmingham New Street.

### **Accommodation Comprises**

Entry via communal entrance door into:

#### **Communal Entrance Hall**

Door to apartment with stairs rising to first floor.

#### **Landing**

Doors to:

#### **Lounge**

14'1" x 12'8" into recess (4.31m x 3.88m into recess)

Window to front aspect. Radiator. Coving to ceiling.

#### **Kitchen**

13'3" x 8'11" (4.04m x 2.73m)

Fitted with a range of base and eye level units. Work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Freestanding cooker. Fridge/freezer. Slimline dishwasher. Washing machine. Tiling to splash areas. Vinyl floor covering. Window to side aspect. Frosted, partly glazed door to balcony/fire exit.

#### **Bedroom**

12'0" x 12'4" (3.68m x 3.76m)

Window to rear aspect. Radiator. Built in wardrobe.

#### **Shower Room**

Shower cubicle with mixer shower over. Pedestal wash hand basin. Low level w.c. Tiling to splash areas. Vinyl floor covering. Frosted window to front elevation. Radiator.

### **Agents Note**

Deposit: £836.53

Length Of Tenancy: 6 Months

Local Authority: Rugby

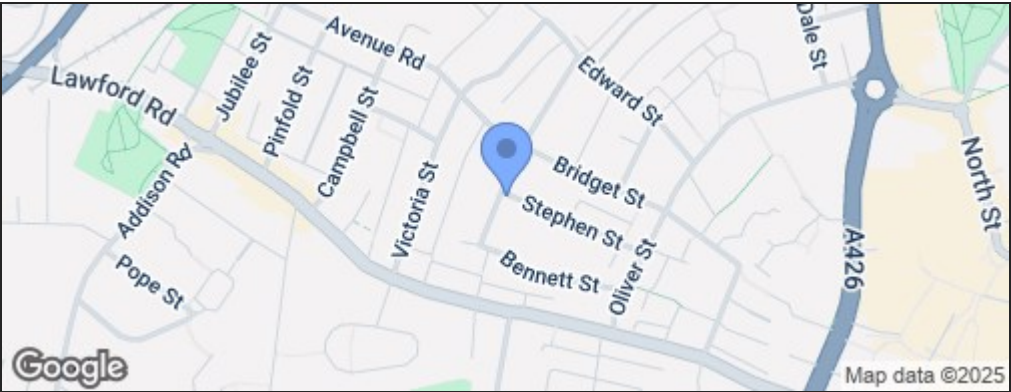
Council Tax Band: A

Energy Efficiency Rating: C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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.