

**60b Manor Road
Town Centre
RUGBY
CV21 2TQ
£725 PCM**



- **ONE BEDROOM**
- **UNFURNISHED**
- **OPEN PLAN KITCHEN / LOUNGE**
- **CLOSE TO AMENITIES**

- **FIRST FLOOR APARTMENT**
- **AVAILABLE END JULY**
- **DESIGNATED PARKING SPACE**
- **ENERGY EFFICIENCY RATING C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

****AVAILABLE END JULY**** A one bedroom first floor apartment located within walking distance of Rugby Rail Station and the town centre. This property has been recently redecorated and newly carpeted, and benefits from allocated parking, upvc double glazed windows, gas radiator central heating, and a modern refitted kitchen and bathroom. *****UNFURNISHED***** Sorry, No Pets.

Accommodation Comprises

Entry via communal entrance door. Stairs rising to first floor. Further door into:

Entrance Hall

Radiator. Doors off to lounge/kitchen and bedroom.

Lounge / Kitchen

17'4" x 16'4" (5.29m x 5.00m)

Lounge Area

Window to side aspect. Feature fireplace with attractive surround, tiled hearth and timber mantle over. Two radiators. Picture rail. Coving to ceiling.

Kitchen Area

Fitted with base and eye level units with work space incorporating a stainless steel sink and drainer unit. Tiling to splash areas. Electric hob. Electric oven. Space for a fridge/freezer. Space and plumbing for a washing machine. Wall mounted central heating boiler. Further window to side aspect.

Bedroom

14'1" x 12'0" (4.31m x 3.67m)

Window to side aspect. Radiator. Door to:

Bathroom

With three piece suite to comprise; panelled bath with mixer shower and shower screen, pedestal wash hand basin and low level w.c. Shaver point and shaver light. Extractor fan. Frosted window to side elevation. Tiled walls. Radiator. Vinyl floor covering.

Externally

Allocated parking for one car.

Agents Note

Deposit: £836.53

Length Of Tenancy: 6 Months

Local Authority: Rugby

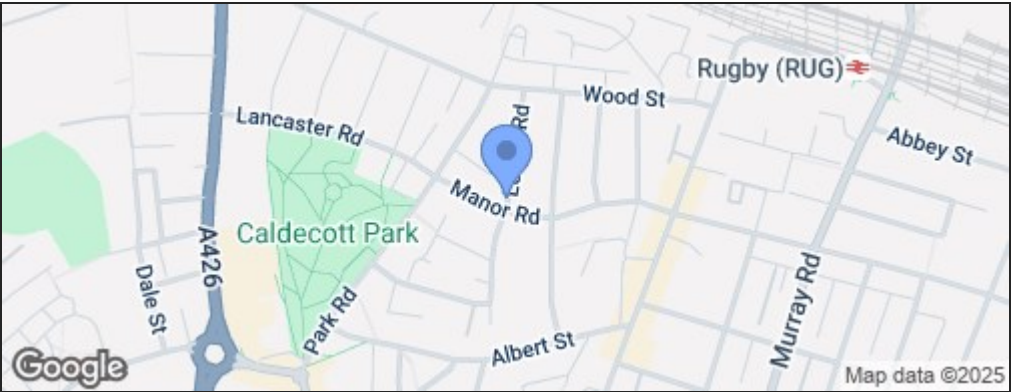
Council Tax Band: A

Energy Efficiency Rating: C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(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.