

**Apartment 1 The Old Town Hall
4 High Street
RUGBY
CV21 3BG**

£725 Per Month



- ONE BEDROOM
- AVAILABLE EARLY NOVEMBER
- TOWN CENTRE LOCATION
- SECURE ENTRY SYSTEM
- NEW SHOWER ROOM

- TOWN CENTRE APARTMENT
- UNFURNISHED
- ELECTRIC HEATING
- NEW LOUNGE / KITCHEN
- ENERGY EFFICIENCY RATING D

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**** AVAILABLE EARLY NOVEMBER **** A one bedroom apartment located within the heart of Rugby Town Centre and within walking distance of Rugby Railway Station. In brief the accommodation comprises; entrance hall, open plan lounge / kitchen with built in oven and hob, a good size double bedroom and a shower room. This iconic building, "The Old Town Hall", have been developed to create modern, spacious living accommodation. All of these apartments benefit from a secure entry system and electric panel heaters. **** UNFURNISHED**** Sorry No Pets.

Accommodation Comprises

Enter via communal entrance door with secure entry phone system. Further hardwood entrance door into apartment.

Entrance Hall

Electric panel heater. Coat hanging space. Phone entry system. Inset spotlights. Doors to:

Lounge / Kitchen

19'1" x 19'1" max (5.82m x 5.83m max)

An 'L' shaped room providing open plan living.

Lounge Area

Two windows to front aspect. Electric panel heater. BT Open reach point. Television point.

Kitchen Area

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink unit with mixer tap over. Built in oven, hob and extractor canopy. Stainless steel splash back. Space for a fridge/freezer Space and plumbing for a washing machine. Inset spotlights. Vinyl floor covering.

Bedroom One

15'11" x 9'8" (4.87m x 2.96m)

Window to front aspect. Electric panel heater.

Shower Room

With three piece suite to comprise; shower cubicle with electric shower, wash hand basin with vanity unit under and a low level w.c. Electric heated chrome towel rail. Mirror with sensor light. Inset spotlights. Extractor fan.

Agents Note

Deposit: £836.53

Length Of Tenancy: 6 Months

Council Tax Band: A

Energy Efficiency Rating: D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	67
(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.