

**5 Campbell Court 22 Campbell
Street
RUGBY
CV21 2HY**

£600 PCM



- **ONE BEDROOM**
- **UNFURNISHED**
- **OPEN PLAN LOUNGE / KITCHEN**
- **UPVC DOUBLE GLAZING**

- **SECOND FLOOR APARTMENT**
- **AVAILABLE NOW**
- **GAS RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

*** AVAILABLE NOW *** A one bedroom, second floor apartment located within walking distance of Rugby Town Centre. This property has just undergone a redecoration and carpeting programme. In brief the accommodation comprises; lounge/kitchen with built in appliances, double bedroom and a shower room. This property additionally benefits from gas radiator central heating and upvc double glazed windows. *** UNFURNISHED *** Sorry, No Pets.

Accommodation Comprises

Entry via communal entrance door and entrance hall with stairs rising to first and second floor. Personal hardwood entrance door into:

Lounge / Kitchen

19'0" x 10'1" (5.80m x 3.08m)
(with restricted height)

Kitchen Area

Base and eye level units. Built in oven, hob and extractor. Work surface space with stainless steel sink unit and mixer tap. Wall mounted boiler. Tiling to splash areas.

Lounge Area

Window to front aspect. Radiator. Inset spotlights. Door to:

Bedroom

9'10" x 7'3" (3.0m x 2.22m)
(with restricted height) Window to rear aspect. Further skylight window. Radiator. Door to:

Shower Room

With suite to comprise; shower cubicle, pedestal wash hand basin and low level w.c. Tiling to splash areas. Radiator.

Agents Note

Deposit: £692.30

Length Of Tenancy: 6 Months

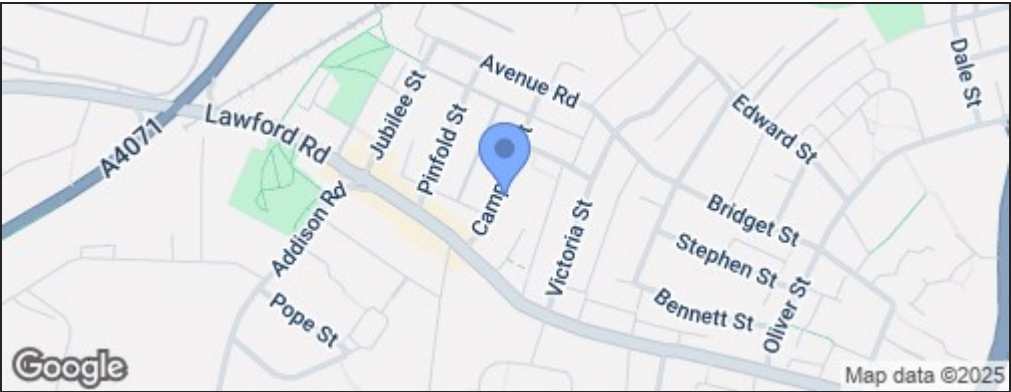
Local Authority: Rugby

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	62	63
(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.