

**75 Gardeners End
Bilton
RUGBY
CV22 7RQ
£850 PCM**



- **TWO BEDROOM**
- **UNFURNISHED**
- **LOUNGE / DINING ROOM**
- **OFF ROAD PARKING**

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

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



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****AVAILABLE NOW**** This attractive two bedroom, ground floor apartment benefits from upvc double glazed windows, kitchen, two bedrooms, lounge dining room and a bathroom suite. Externally there is off road parking and communal gardens. The property is close to local shops, with easy access to Rugby relief road which offers connections to major main road and motorway links .****UNFURNISHED**** Sorry No Pets.

Accommodation Comprises

Entry via communal entrance door and hall into:

Entrance Hall

Storage cupboard. Panel heater. Doors to:

Lounge

14'9" x 11'9" (4.52m x 3.59m)

Window to front aspect. Panel heater.

Kitchen

9'8" x 6'1" (2.97m x 1.87m)

Fitted with a range of base and eye level units with roll top work surface space incorporating a bowl and a half acrylic sink unit with mixer tap over. Built in oven, hob and extractor fan. Tiling to splash areas. Window to rear aspect.

Bedroom One

10'8" x 10'3" (3.27m x 3.14m)

Window to front. Panel heater.

Bedroom Two

6'10" x 10'2" (2.10m x 3.10m)

Window to rear. Panel heater. Built in wardrobe.

Bathroom

With three piece white suite to comprise; panel bath with mixer shower, pedestal wash hand basin and low level w.c. Heated towel rail. Tiling to splash areas. Tiled floor. Frosted window to rear elevation.

Parking

Off road parking for one vehicle.

Agents Note

Deposit: £980.76

Length Of Tenancy: 6 Months

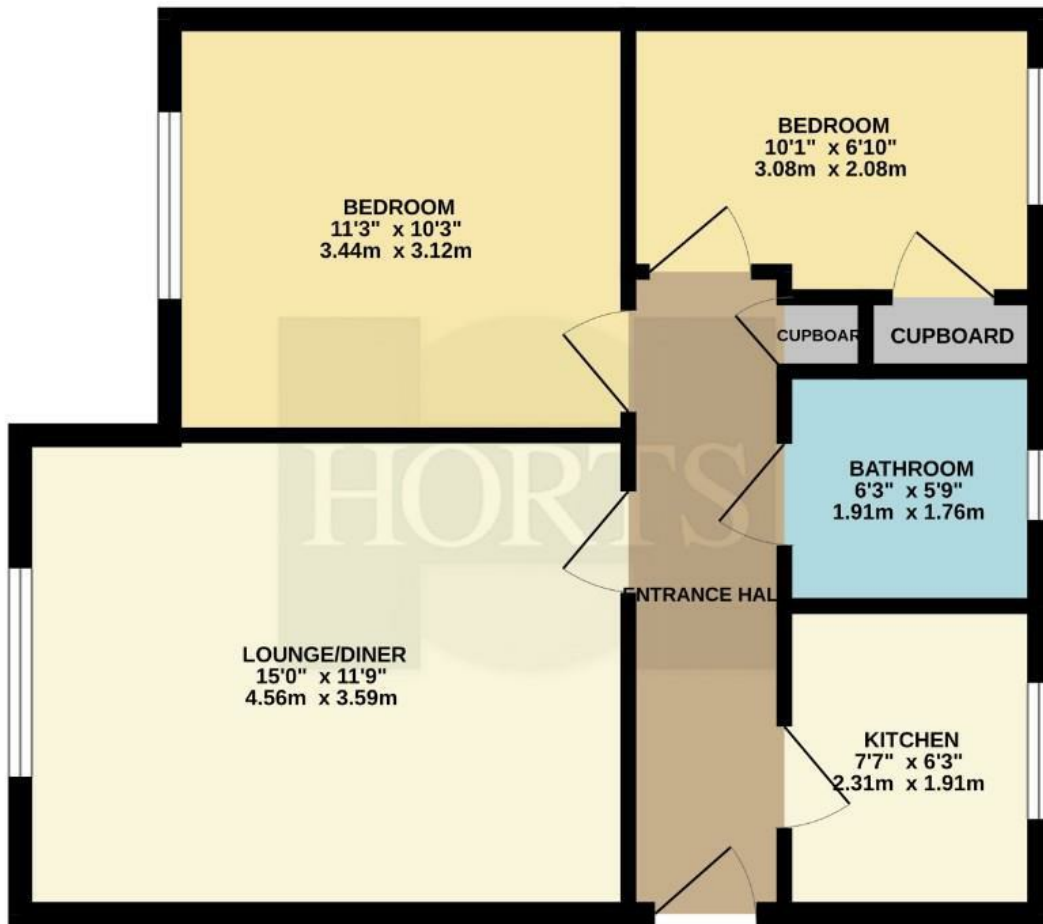
Local Authority: Rugby

Council Tax Band: B

Energy Efficiency Rating: C



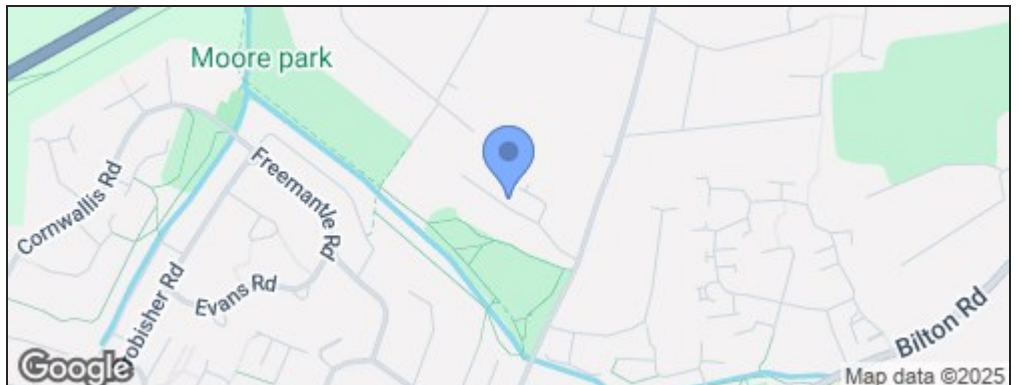
GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 514 sq.ft. (47.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 52925

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	79
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.