

**50 Frederick Street  
Town Centre  
RUGBY  
CV21 2EN  
£650 PCM**



- ONE BEDROOM
- UNFURNISHED
- OPEN PLAN LIVING
- FITTED BATHROOM
- TOWN CENTRE LOCATION

- GROUND FLOOR APARTMENT
- AVAILABLE NOW
- KITCHEN WITH APPLIANCES
- BEDROOM
- ENERGY EFFICIENCY RATING D

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**\*\*AVAILABLE NOW\*\*** A one bedroom ground floor apartment located close to the town centre. This property has been redecorated and has newly fitted carpets. In brief, the accommodation comprises open plan lounge/kitchen with appliances, bedroom and bathroom.  
**\*\*UNFURNISHED\*\*** Sorry, No Pets.

### **Accommodation Comprises**

Entry via upvc partly glazed door into:

#### **Lounge / Kitchen**

14'9" x 14'0" (4.52m x 4.29m)

An L-shaped room.

#### **Kitchen**

Fitted with a range of base and eye level units. Stainless steel sink unit. Electric cooker. Washing machine. Fridge/freezer. Extractor fan. Tiling to splash areas. Frosted window to side elevation.

#### **Lounge Area**

Window to rear aspect. Storage heater. Door to bedroom. Door to inner lobby.

#### **Bedroom**

10'7" x 9'10" (3.24m x 3.00m)

Window to front aspect. Storage heater. Built in double wardrobe.

#### **Inner lobby**

Vinyl floor covering. Door to bathroom.

#### **Bathroom**

Three piece white suite to comprise: panelled bath with electric shower and shower screen, wall mounted wash hand basin, and low level w.c. Tiling to splash areas. Storage heater. Extractor fan. Frosted window to side elevation.

#### **Agents Note**

Deposit: £750

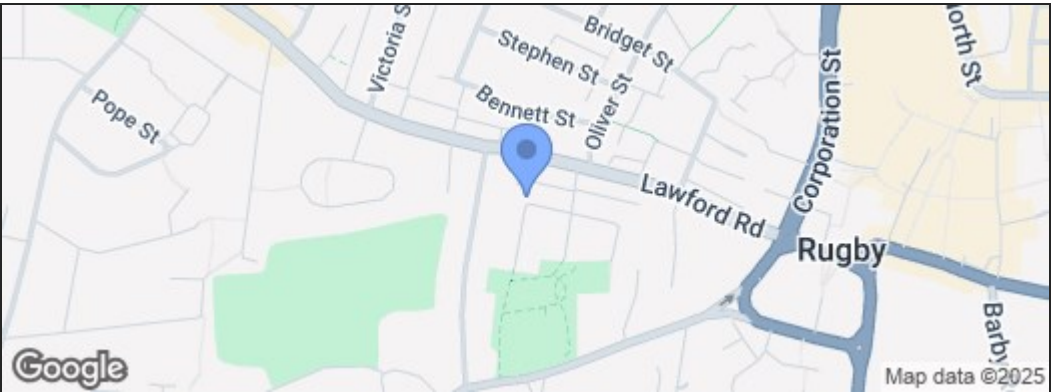
Length Of Tenancy: 6 Months

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                                   |                         |           |
| (39-54) E                                   | 57                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             |                         | 77        |
| 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.