

**28 Stonechat Road
Coton Meadows
RUGBY
CV23 0WX**

£825 PCM



- **TWO BEDROOM**
- **AVAILABLE END FEBRUARY**
- **ELECTRIC HEATING**
- **SECURE ENTRY SYSTEM**

- **GROUND FLOOR APARTMENT**
- **UNFURNISHED**
- **OPEN PLAN LIVING**
- **ALLOCATED PARKING**

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****AVAILABLE END FEBRUARY**** A ground floor apartment set in the popular location of Coton Meadows. In brief the accommodation comprises entrance hall, open plan lounge/kitchen/dining room, two bedrooms and a bathroom. Externally there is allocated parking for one vehicle. The property benefits from upvc double glazing, allocated off road parking, secure intercom entry system, and electric heating. Situated in the sought after Coton Park area of Rugby, within close proximity to the Elliotts Field and Junction One leisure and retail parks, and excellent transport links to include easy access to the M1/M6 A14 and M45 motorway networks. Rugby train station is a five minute drive away and operates mainline services to both Birmingham New Street (33minutes) and London Euston (48 minutes). ****UNFURNISHED**** Sorry, No Pets.

Accommodation Comprises

Entry via communal entrance hall with stairs rising to all floors. Personal hardwood door with intercom telephone system into:

Entrance Hallway

Electric heater. Storage cupboard. Airing cupboard housing hot water tank.

Open Plan Living Space

10'7" x 21'3" (3.23m x 6.48m)

Kitchen Area

Fitted with a range of base and wall mounted units with work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Coordinating part tiled walls. Built in electric oven and hob with extractor canopy over. Space and plumbing for a washing machine. Space and plumbing for a slimline dishwasher. Space for an upright fridge/freezer. Upvc double glazed window to front aspect.

Lounge Area

Upvc double glazed window to the side and front aspects. Television point. Telephone point.

Bedroom One

11'6" x 10'7" (3.51m x 3.25m)

Upvc double glazed window to side aspect. Built in double wardrobe. Electric heater.

Bedroom Two

11'6" x 10'7" (3.51m x 3.25m)

Upvc double glazed window to side aspect. Electric heater.

Bathroom

With suite to comprise; panelled bath with mixer shower over, low flush w.c. and pedestal wash hand basin. Coordinating part tiled walls. Electric shaver point. Extractor fan. Electric heater.

Parking

There is allocated parking for one vehicle to the rear of the property.

Agents Note

Deposit: £951.92

Length Of Tenancy: 6 Months

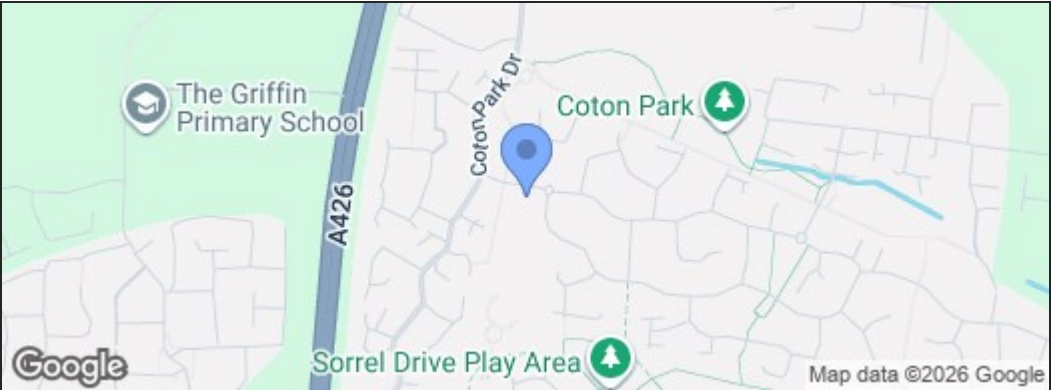
Local Authority: Rugby

Council Tax Band: B

Energy Efficiency Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(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.