



Flat

# 17 KIRKISTOWN CLOSE, RUGBY, WARWICKSHIRE, CV21 1AN

PCM

**£900 PCM**

## FEATURES

- TWO BEDROOM APARTMENT
- WHITE GOODS INCLUDED
- ALLOCATED PARKING VIA PERMIT
- COUNCIL TAX BAND B
- GROUND FLOOR
- GAS CENTRAL HEATING
- EPC GRADE C
- AVAILABLE NOW!



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# 2 Bedroom Flat located in Warwickshire

TWO BEDROOM APARTMENT.....nicely situated at the end of a cul-de-sac is this two bedroom ground floor apartment, close to local amenities, in brief, the apartment comprises: entrance hall, living room/diner, kitchen, with white goods, primary bedroom with ensuite, second bedroom is a double, and a family bathroom. Outside there is allocated parking for one car, via a permit. Available now. EPC Grade C. Council tax band B.

Call us on

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**Council Tax Band**

**B**

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 80      | 80        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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