

Flat



**35 HOPPS LODGE  
DRIVE, ST PETERS  
ROAD, RUGBY,  
WARWICKSHIRE,  
CV21 3UW**

PCM

**£795 PCM**

#### FEATURES

- UNFURNISHED ONE BEDROOM APARTMENT
- GROUND FLOOR
- RECENTLY RE-DECORATED & NEW FLOORING
- OPEN PLAN KITCHEN LIVING ROOM
- ONE ALLOCATED PARKING SPACE
- GAS CENTRAL HEATING



**newman**  
property experts

# 1 Bedroom Flat located in Rugby

\*\* GOOD SIZE ONE BED APARTMENT.....nicely located just off the Lower Hillmorton Road, on the ground floor and comes unfurnished. The property has recently undergone a minor cosmetic refurbishment to include redecorating and new flooring throughout. Open plan kitchen living room, double bedroom and bathroom. Gas central heating and double glazing. One allocated parking space. Available Now! EPC Grade B. Council tax band A.

Call us on

**01788 820028**

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[www.newman.uk.com](http://www.newman.uk.com)

**Council Tax Band**

**A**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(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	

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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