

**Flat 8 Peter Court  
40-42 Clifton Road  
RUGBY  
CV21 3QF**

**£675 PCM**



- **STUDIO APARTMENT**
- **UNFURNISHED**
- **GAS RADIATOR HEATING**
- **CLOSE TO RAILWAY STATION**

- **TOWN CENTRE LOCATION**
- **AVAILABLE END MARCH**
- **UPVC DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

\*\*\*AVAILABLE END MARCH\*\*\* This studio apartment is situated in the town centre and ideally located within walking distance of the Rugby Railway Station. In brief, the accommodation comprises; entrance hall, lounge/bedroom, fitted kitchen, and bathroom. The property also benefits from upvc double glazing and gas radiator central heating. \*\*\*UNFURNISHED\*\*\* Sorry, no pets.

### **Accommodation Comprises**

Entry via upvc door leading into:

#### **Entrance Hall**

Radiator. Doors to all rooms.

#### **Lounge/Bedroom**

11'11" x 16'5" (3.64m x 5.01m )

(max into bay) Bay window to front aspect. Feature fireplace. Coving to ceiling. Radiator. Television point. Central heating control.

#### **Kitchen**

1.33m x 2.90m

Fitted with a range of base and wall mounted units with roll top work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Fitted oven and hob with extractor fan over. Space and plumbing for a washing machine. Space for a fridge. Window to front aspect. tiling to splash areas.

#### **Bathroom**

With bathroom suite to comprise; panelled bath with electric shower an shower screen, wash hand basin and low level w.c. Frosted window to side elevation. Tiling to splash areas. Extractor fan. Radiator.

#### **Externally**

Shared communal area.

#### **Agents Note**

Deposit: £778.84

Length Of Tenancy: 6 Months

Local Authority: Rugby

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		67	78
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.