

**Saskia Court Oliver Street
Town Centre
RUGBY
CV21 2LL
£850 PCM**



- **TWO BEDROOM**
- **AVAILABLE NOW**
- **LOUNGE**
- **BATHROOM**
- **ELECTRIC HEATING**

- **FIRST FLOOR APARTMENT**
- **UNFURNISHED**
- **FITTED KITCHEN**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING C**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

****AVAILABLE NOW**** A two bedroom first floor apartment located in Rugby town centre. In brief the accommodation comprises, entrance hall, lounge, fitted kitchen, two bedrooms and a bathroom. The property additionally benefits from electric heating, upvc double glazing, and off road parking.

The property is conveniently situated being within walking distance of Rugby railway station, which operates mainline services to London Euston and Birmingham New Street in approximately 50 and 30 minutes respectively. There is easy access to the regions central motorway networks including M1, M6, and M45. Close by, there are shops, restaurants, public houses, Rugby theatre, Rugby library, Caldecott Park and Rugby School. ****UNFURNISHED****

Accommodation Comprises

Entry via communal door. Stairs rising to first floor. Entry to apartment.

Entrance

Storage cupboard with coat hanging space and shelving. Electric panel heater. Doors to:

Lounge

12'4" x 14'11" (3.76m x 4.57m)

Twin upvc doors to juliet balcony. Window to side aspect. Electric panel heater.

Kitchen

8'2" max x 11'6" max (2.51m max x 3.53m max)

Fitted with a range of base and eye level units. Work surface space incorporating a one and a half bowl stainless steel sink and drainer unit. Electric hob. Built in electric oven. Space and plumbing for a washing machine. Space for a fridge/freezer. Cupboard housing hot water cylinder. Electric panel heater. Vinyl floor covering. Tiling to splash areas. Two windows to front aspect.

Bedroom One

16'11" x 12'11" (5.18m x 3.96m)

Window to rear aspect. Electric panel heater.

Bedroom Two

5.13m x 2.64m

Window to side aspect. Electric panel heater.

Bathroom

With three piece suite to comprise; panelled bath with mixer shower over, pedestal wash hand basin and a low level w.c. Electric fan heater. Electric shaver point. Extractor fan.

Externally

Off road parking.

Agents Note

Deposit: £980.76

Length Of Tenancy: 6 Months

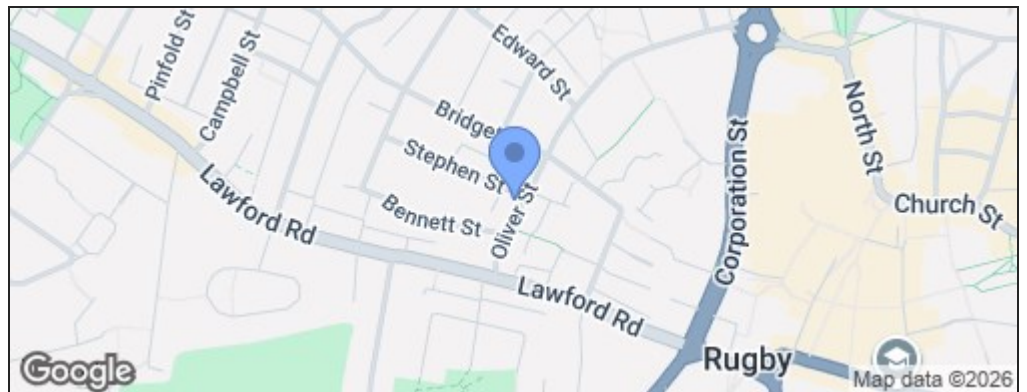
Council Tax Band: B

Energy Efficiency Rating: C





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	82
	75
EU Directive 2002/91/EC	
England & Wales	



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.