

**55 Martin Lane
Bilton
RUGBY
CV22 7RF**

£895 PCM



- **TWO BEDROOM**
- **AVAILABLE NOW**
- **REFITTED MODERN KITCHEN WITH APPLIANCES**
- **LOUNGE/DINING ROOM**
- **FIRST FLOOR APARTMENT**
- **UNFURNISHED**
- **NEW CARPETS**
- **ENERGY EFFICIENCY RATING D**

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 a popular area of Bilton. This property benefits from being redecorated and recarpeted. In brief, comprises; entrance hall, lounge/diner, modern kitchen with built in appliances, two bedrooms and a bathroom. Externally there are communal gardens and shared off road parking. The property benefits from upvc double glazing and electric heating. Bilton is very well served by a wide range of local shops and amenities, and excellent transport links to include regular bus routes, easy access to the regions central motorway networks (M1/M6 and M45), and is just a short drive from Rugby train station which operates mainline services to London Euston and Birmingham.
****UNFURNISHED****

Accommodation Comprises

Entry via hardwood door into apartment.

Entrance Hallway

Cupboard housing hot water cylinder. Further cloaks cupboard. Electric panel heater. Doors to:

Lounge /Diner

17'11" x 10'8" (5.47m x 3.27m)

Two windows to front aspect. Electric panel heater. Serving hatch to kitchen.

Refitted Kitchen

8'10" x 6'6" (2.7m x 1.99m)

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink unit. Built in appliances to include; oven, hob with extractor, and fridge/freezer. Freestanding washing machine. Window to side aspect. Wood laminate floor covering.

Bedroom One

13'8" x 8'5" (4.17m x 2.59m)

Window to rear aspect. Electric panel heater.

Bedroom Two

9'1" x 10'8" (2.79m x 3.26m)

Window to rear aspect. Mirrored wardrobes. Electric panel heater.

Bathroom

Refitted with a three piece suite to include; panelled bath with electric shower over, pedestal wash hand basin, and low level w.c. Tiled walls. Chrome towel radiator. Vinyl floor covering.

Externally

Communal gardens to front and rear.


Agents Note

Deposit: £1032.69

Council Tax Band: A

Energy Efficiency Rating: D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.