3 Palace Theatre Apartments
Market Street
RUGBY
CV21 3HJ

£725 Per Month

- ONE BEDROOM
- AVAILABLE END OCTOBER
- OPEN PLAN LOUNGE / KITCHEN
- CLOSE TO AMENITIES
- THIRD FLOOR APARTMENT
- UNFURNISHED
- UTILITY AREA
- ENERGY EFFICIENCY RATING C

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

PERSONAL • PROFESSIONAL • PROACTIVE

AVAILABLE END OCTOBER A freshly decorated one bedroom third floor apartment set close to Rugby railway station and the town centre, offering modern living with a touch of character. The layout includes a hallway with a door leading into a small utility area with a washer dryer, a lounge diner and an open plan fully fitted kitchen with a built in oven and hob and a fridge freezer. The double bedroom features a built in wardrobe, and the bathroom is fitted with a white suite including a shower.

The apartment enjoys original ceiling beams, double glazing and lift access to all floors. Street parking is available nearby, creating a convenient and well located home for easy access to Rugby Railway Station and Rugby town centre. **UNFURNISHED**

Accommodation Comprises
Entry via communal entrance and lift.

Entrance Hall / Utility Area
Roll top work surface space. Eye level cupboards. Space and plumbing for washing machine. Storage cupboard. Airing cupboard housing hot water cylinder. Thermostat control for central heating, Door through to:

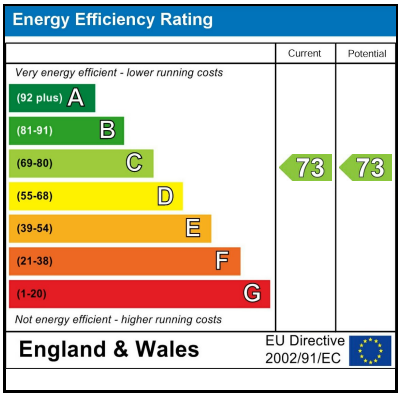
Lounge / Kitchen
24'5" x 18'1" (max measurements) (7.45m x 5.52m (max measurements))
An 'L' shaped room. Window to rear. Window to side. Three radiators.

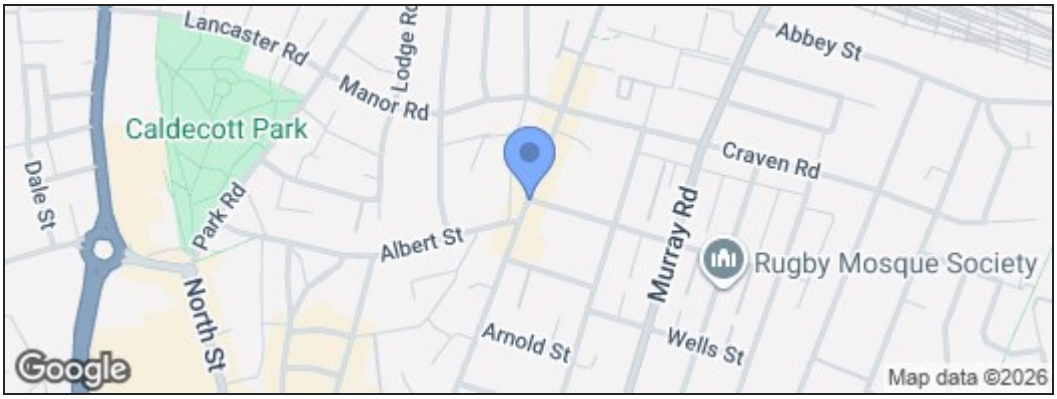
Kitchen Area
Fitted with a range of base and eye level units. Roll top work surface space incorporating a bowl and a half stainless steel sink unit with mixer tap over. Built in electric oven and hob. Fitted fridge and fitted freezer. Tiling to splash areas. Extractor fan. Vinyl floor covering.

Bedroom
8'3" x 12'9" (2.53m x 3.91m)
Window to side. Wardrobe. Radiator.

Bathroom
With three piece suite to include panelled bath with electric shower over, pedestal wash hand basin, and low level w.c. Extractor fan. Inset spotlights. Tiled walls Vinyl floor covering.

Agents Note
Deposit: £836.53
Council Tax Band: B
Energy Efficiency Rating: C





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 firms employment has the authority to make or give any representation or warranty in respect of the property.