

**Apartment 14 Sandy House
Woodside Park
RUGBY
CV21 2DF
£750 PCM**



- **ONE BEDROOM**
- **AVAILABLE MID AUGUST**
- **KITCHEN WITH BUILT IN APPLIANCES**
- **OFF ROAD PARKING**
- **FIRST FLOOR APARTMENT**
- **UNFURNISHED**
- **CLOSE TO RAILWAY STATION**
- **ENERGY EFFICIENCY RATING D**

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



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****AVAILABLE MID AUGUST**** A one bedroom first floor apartment located within walking distance of Rugby Railway Station and Rugby Town Centre. The kitchen has fully integrated appliances including oven and hob, fridge/freezer and washing machine. Externally there is a parking space. ****UNFURNISHED**** Sorry, No Pets.

Accommodation Comprises

Entry via communal entrance door into hallway with stairs rising to first floor.

Entry To Apartment

Via entrance door into:

Inner Hallway

Doors to all rooms.

Lounge / Kitchen

18'1" x 12'0" max 10'6" min (5.52m x 3.68m max 3.21 min)

Lounge Area

Fully glazed upvc door to Juliet balcony. Full length window. Wood laminate floor covering. Television point. Electric panel heater.

Kitchen

Fitted with a range of base and eye level units with roll top work surface space incorporating a bowl and a half stainless steel sink and drainer unit with mixer tap over. Built in appliances to include electric oven, electric hob, extractor fan, fridge, freezer and washing machine. Inset spotlights. Window to front aspect. Cupboard housing hot water cylinder.

Bedroom

10'3" x 11'1" (3.14m x 3.39m)

Window to side aspect. Built in wardrobe. Electric panel heater. Television point.

Bathroom

With suite to comprise; bath with mixer shower over and shower screen, pedestal wash hand basin and low level w.c. Electric towel heater. Fully tiled walls. Tiled floor. Extractor fan. Inset spotlights.

Parking

Off road parking for one vehicle.

Agents Note

Deposit: £865.38

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 | 63 | 63 |
| (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.