

**18 Riverside Corner
Parkfield Road
NEWBOLD
CV21 1EF
£750 Per Month**



- **TWO BEDROOM**
- **UNFURNISHED**
- **OPEN PLAN LIVING**
- **UPVC DOUBLE GLAZING**
- **ELECTRIC HEATING**

- **GROUND FLOOR APARTMENT**
- **AVAILABLE NOW**
- **FITTED KITCHEN**
- **ALLOCATED 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 ground floor apartment located in Newbold close to amenities. In brief the accommodation comprises; open plan kitchen/lounge/dining room, a double bedroom, a single bedroom and a bathroom. The property further benefits from upvc double glazing and allocated parking. ****UNFURNISHED**** Sorry, No Pets.

Accommodation Comprises

Entry via security door to communal hall. Stairs rising to first floor. Entry to apartment via timber door into:

Entrance Hallway

Upvc double glazed window to front aspect. Electric heater. Storage cupboard. Further storage cupboard housing hot water cylinder and fuse box. Doors to:

Open Plan Living Area

14'4" x 11'8" (4.37m x 3.58m)

Kitchen Area

Fitted with a range of base and wall mounted units to incorporate a sink and drainer with mixer tap over. Roll top work surfaces with coordinating part tiled walls. Built in electric oven and hob with extractor over. Space and plumbing for an automatic washing machine and integrated fridge/freezer.

Lounge/Dining Area

Upvc double glazed double doors to front aspect leading onto 'Juliet balcony'. Electric heater. Television point.

Bathroom

Fitted with a modern white suite to comprise panelled bath with shower over, pedestal wash hand basin and low flush w.c. Electric heater. Electric shaver point. Extractor fan.

Bedroom One

11'8" x 10'2" (3.58m x 3.12m)

Upvc double glazed window to rear aspect. Electric heater. Television point. Telephone point. Double built in wardrobes with shelving and hanging space.

Bedroom Two

6'7" x 9'4" (2.03m x 2.87m)

upvc double glazed window to rear aspect. Electric heater. Built in wardrobe with shelving and hanging space.

Externally

Allocated parking for one vehicle.

Agents Note

Deposit: £865.38

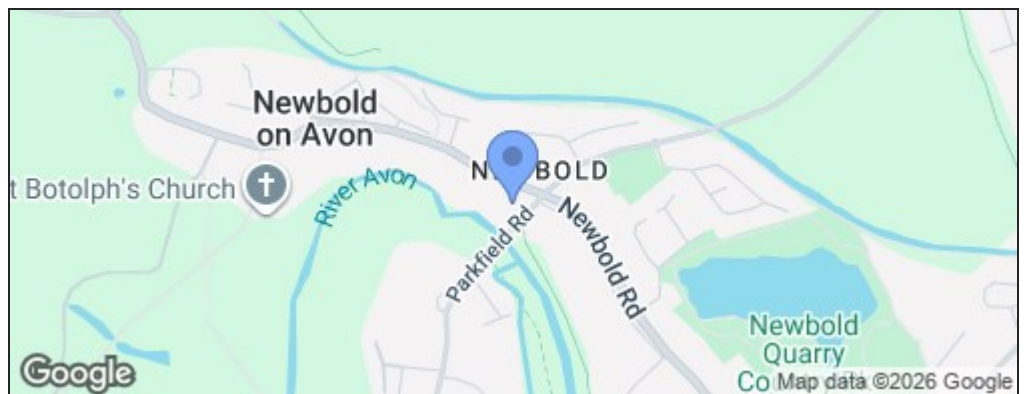
Council Tax Band: A

Energy Efficiency Rating: C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(55-68) D			
(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.