

**Top Floor Flat 45 Newbold Road
Town Centre
RUGBY
CV21 2ND**

£775 Per Month



- **ONE BEDROOM**
- **AVAILABLE END NOVEMBER**
- **MODERN FITTED KITCHEN**
- **CLOSE TO AMENITIES**

- **FIRST FLOOR APARTMENT**
- **UNFURNISHED**
- **LARGE LOUNGE**
- **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 NOVEMBER**** A one bedroom, first floor apartment situated within easy reach of Rugby Town Centre. In brief the accommodation comprises of entrance hallway, lounge, double bedroom and modern fitted kitchen with appliances and a modern bathroom. The property additionally benefits from double glazing and gas central heating. Conveniently situated being within walking distance of Rugby railway station (where regular connections are provided to London Euston, Birmingham and Crewe). Close to Caldecott Park and within easy walking distance of shops, restaurants, public houses, Rugby theatre, and Rugby library. ****UNFURNISHED****

Accommodation Comprises

Entry via part glazed hardwood door into:

Communal Entrance Hallway

Personal door to stairs rising to first floor.

Lounge

17'8" x 12'2" (5.40m x 3.71m)

Window to front. Radiator. Television aerial point.

Kitchen / Diner

8'10" x 10'5" (2.70m x 3.19m)

Refitted with a range of base and eye level units with work surface space incorporating a sink and drainer unit. Built in electric oven and hob. Fridge/freezer. Space and plumbing for a washing machine. Wall mounted boiler. Radiator. Window to side aspect.

Bedroom

11'10" x 10'2" (3.61m x 3.12m)

Window to rear. Door to fire exit. Radiator. Built in wardrobes and storage.

Bathroom

With modern white suite to comprise; panelled bath with mixer shower over, pedestal wash hand basin and low level w.c. Tiling to splash areas. Extractor fan. Frosted window to rear elevation.

Agents Note

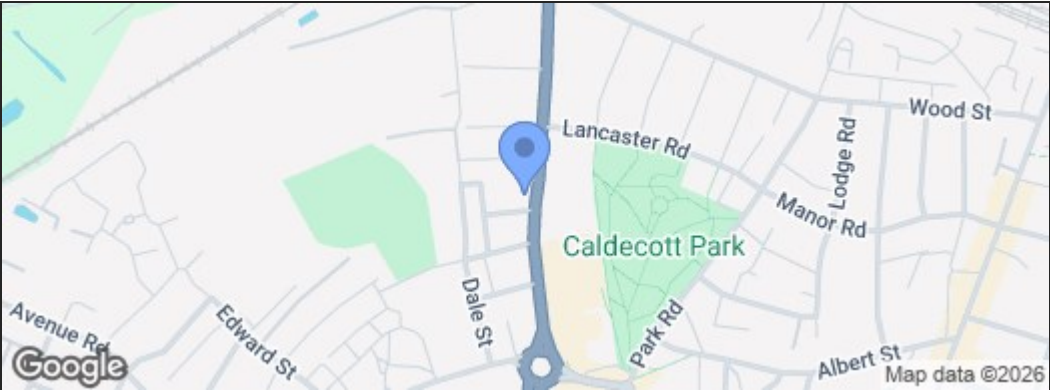
Deposit: £894.23

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		
(55-68) D	62	73
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.