

**23 Avocet Close  
Coton Meadows  
RUGBY  
CV23 0WU**

**£850 PCM**



- **ONE BEDROOM**
- **OPEN PLAN KITCHEN/LOUNGE**
- **UNFURNISHED**
- **ALLOCATED PARKING**

- **FIRST FLOOR APARTMENT**
- **AVAILABLE EARLY AUGUST**
- **GAS CENTRAL HEATING**
- **ENERGY EFFICIENCY RATING B**

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**\*\*\*AVAILABLE EARLY AUGUST\*\*\*** A well presented one bedroom first floor apartment situated in the popular area of Coton Meadows. In brief, the accommodation comprises, open plan Kitchen/lounge with integrated appliances, one double bedroom, and a bathroom. The property further benefits from Upvc double glazing gas central heating and allocated parking. **\*\*UNFURNISHED\*\***

Ideally situated with easy access to Rugby town centre and the region's central motorway networks, including the M6, M1 and M45. Rugby railway station is also just a few minutes drive away and offers a regular high speed rail link to London Euston and Birmingham. There are retail parks, close by along with a multi-screen cinema, restaurants and a gymnasium/health club. Shopping facilities are available at nearby Elliots Field and Junction One retail parks, as well as local amenities which include a supermarket, and a renowned butchers shop.

### **Accommodation Comprises**

Entry via communal security door into:

#### **Communal Hallway**

Stairs rising to first floor. Door into:

#### **Open Plan Kitchen / Lounge**

19'3" x 14'6" max. (5.89m x 4.42m max.)

Fitted with a range of wall mounted and base units with roll top work surfaces over. Tiled splash backs. Stainless steel sink unit with drainer and mixer taps over. Integrated gas hob with electric oven. Stainless steel extractor canopy. Integrated fridge freezer, washer/ drier and dishwasher. Concealed Gas boiler. Double glazed Upvc window to front aspect and further Upvc double glazed window to side aspect. Three radiators. TV aerial point.

#### **Bedroom**

10'9" x 10'4" (3.30m x 3.15m )

Upvc double glazed window to side aspect. Fitted wardrobe. Radiator.

#### **Bathroom**

8'2" x 5'6" (2.51m x 1.70m )

Comprising, Low level W.C. Wall hung wash hand basin and showerbath with screen.Feature shelving. Radiator.

#### **Externally**

One allocated parking space

#### **Agents Note**

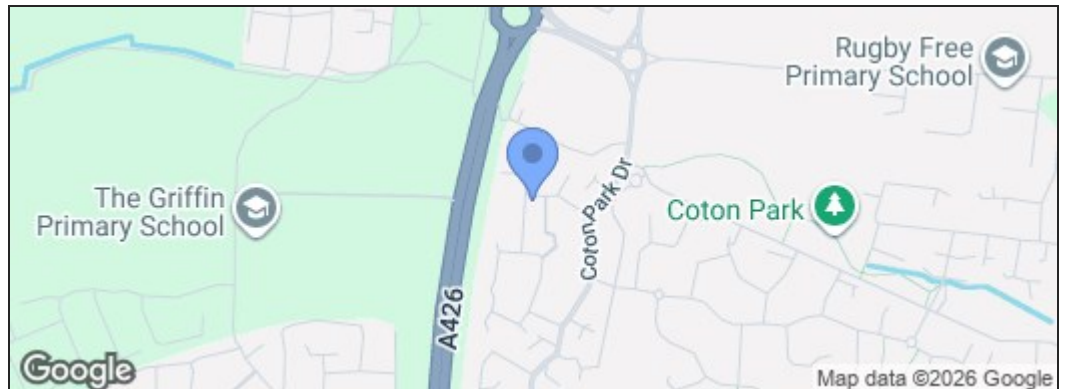
Deposit: £923.07

Council Tax Band: B

Energy Efficiency Rating: B



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