1 Peter Court
40-42 Clifton Road
RUGBY
CV21 3QF

£695 Per Month

- **ONE BEDROOM**
- **UNFURNISHED**
- **FITTED KITCHEN**
- **TOWN CENTRE LOCATION**
- **STUDIO APARTMENT**
- **AVAILABLE END OCTOBER**
- **FITTED BATHROOM**
- **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 studio apartment situated close to Rugby Town Centre. The accommodation comprises; entrance hallway, fully fitted kitchen with appliances, bathroom with electric shower, lounge/bedroom, gas central heating, double glazing. ***UNFURNISHED**

Accommodation Comprises
Upvc double glazed front door leading into:

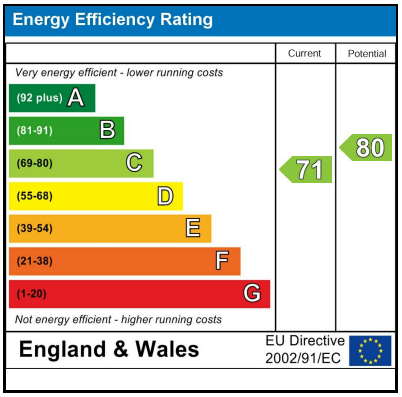
Entrance Hall
Wall mounted radiator. Wall mounted fuse box. Archway leading into:

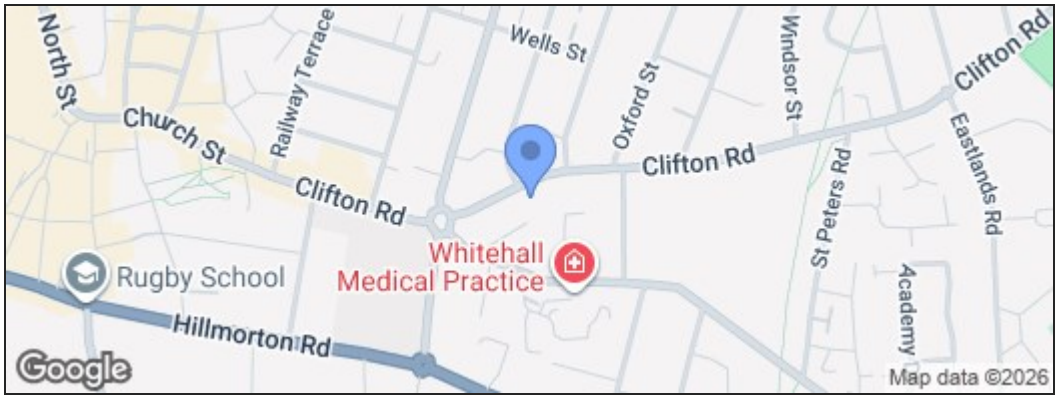
Kitchen
Fitted with a range of base and eye level kitchen units. Vinyl fitted flooring. Upvc double glazed window to side aspect. Roll top work surfaces. Tiled splash backs. Wall mounted gas boiler. Oven and hob. Stainless steel single drainer sink unit with mixer tap over. Extractor fan.

Lounge / Bedroom
16'9" x 13'1" (5.13m x 4.01m)
Bay window to front aspect. Open feature fireplace. Two wall mounted radiators. Twin doors to bedroom area.

Bathroom
6'3" x 5'1" (1.93m x 1.55m)
Upvc frosted glass double glazed window to front aspect. Toilet. Pedestal sink unit. Bath with electric shower over. Wall mounted radiator. Extractor fan. Vinyl flooring. Tiled splash backs.

Agents Note
Deposit: £801.92
Council Tax Band: A
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.