

**68 Park Road
Town Centre
RUGBY
CV21 2QX**

£675 Per Month



- **ONE BEDROOM**
- **AVAILABLE NOW**
- **NEWLY FITTED KITCHEN**
- **SEPARATE LOUNGE**
- **CLOSE TO AMENITIES**

- **GROUND FLOOR APARTMENT**
- **UNFURNISHED**
- **NEWLY FITTED SHOWER ROOM**
- **REAR GARDEN**
- **ENERGY EFFICIENCY RATING TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

****AVAILABLE NOW**** A one bedroom ground floor apartment located in Rugby town centre close to amenities and within walking distance of Rugby Railway Station. This apartment has been completely refurbished and includes a newly fitted kitchen and shower room. In brief, the accommodation comprises: kitchen, lounge, bedroom and shower room. Externally, there is an enclosed rear garden.

Accommodation Comprises

Gated access to rear garden. Partly glazed upvc rear entrance door into:

Kitchen

10'2" x 10'0" (3.12m x 3.07m)

Newly fitted range of base and eye level units with roll top work surface space incorporating a stainless steel sink unit with mixer tap. Electric oven and extractor fan. Washing machine. Fridge. Window to side elevation. Walkway through to part glazed upvc door. Door to shower room. Walkway through to lounge.

Lounge

8'5" x 10'0" (2.59m x 3.06m)

Upvc fully glazed door to side. Walkway through to bedroom.

Bedroom

11'4" x 10'0" (3.46m x 3.06m)

Window to side.

Shower Room

Shower cubicle with electric shower. Wash hand basin with mixer tap. Low level w.c. Extractor fan. Frosted window to side elevation. Vinyl floor covering.

Rear Garden

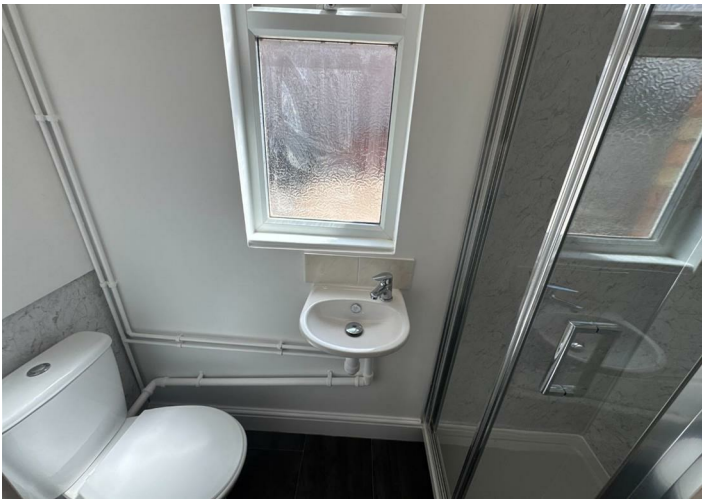
Concrete patio area. Enclosed by fencing and brick retaining wall.

Agents Note

Deposit: £778.84

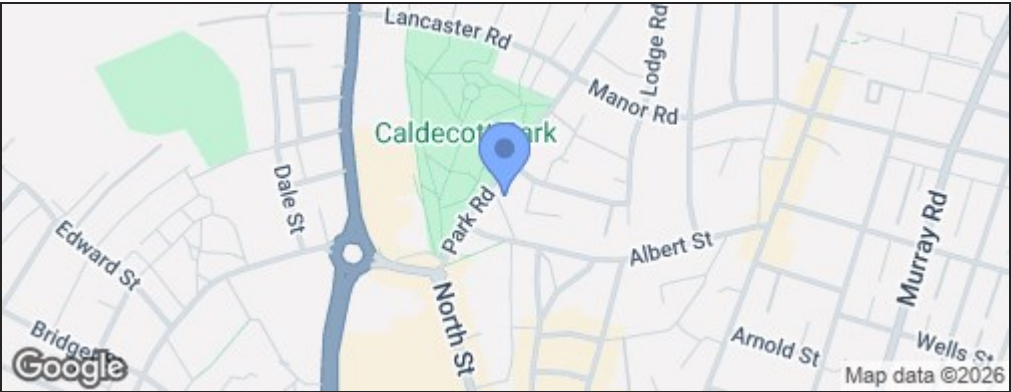
Council Tax Band: A

Energy Efficiency Rating: E





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		69
(39-54) E	44	
(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.