



EDWARD KNIGHT
ESTATE AGENTS

ROOM 2, 46 WINDSOR STREET, RUGBY, CV21 3NZ

£450 PCM





A furnished double room within a four bedroom house of multiple occupation. Rent includes all utility bills and WiFi. Use of a shared living room with TV, refitted kitchen/dining room with appliances and two refitted bathrooms. Gas fired central heating & uPVC double glazing. Rear patio. Walking distance of Rugby town centre & railway station, with on-road parking available. All main furniture items included. Available now.

ACCOMMODATION

Bedroom: Double room with neutral decor, double bed with mattress, wardrobe and chest of drawers.

Shared Living Room with TV and seating.

Shared Kitchen/Dining Room: Refitted kitchen containing cooker/hob, fridge, freezer, washing machine & some small appliances. Dining table and chairs.

Shared Shower Room: shower cubicle, low level toilet and hand wash basin.

Shared Bathroom: Refitted bathroom with bath, low level toilet and wash hand basin.

Shared Yard: enclosed private patio.

Gas Central Heating and Double Glazing throughout and all utilities (gas, electric, water, council tax and high speed broadband) included in monthly rent. There is on-street parking available.

Deposit of £300 and first month's rent required in advance.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	