

**Kirby Court Main Street  
Newbold  
RUGBY  
CV21 1HQ  
£850 PCM**



- **TWO BEDROOM**
- **AVAILABLE NOW**
- **OPEN PLAN LIVING**
- **ELECTRIC HEATING**
- **VILLAGE LOCATION**

- **GROUND FLOOR APARTMENT**
- **UNFURNISHED**
- **FITTED KITCHEN**
- **ALLOCATED PARKING**
- **ENERGY EFFICIENCY RATING D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\*AVAILABLE NOW\*\*** A two bedroom, ground floor apartment located in the heart of the village of Newbold. In brief, the accommodation comprises; entrance hall, lounge/kitchen, two bedrooms, and a bathroom. This property benefits from having a modern kitchen with built in appliances, and off road parking. Newbold has a great range of local amenities and is perfectly located for easy access to M1/M6/A14 motorway links as well as being a five minute drive from Elliotts Field and Junction One retail parks and with easy access to Rugby town centre.  
**\*\*UNFURNISHED\*\*** Sorry, No Pets.

### **Accommodation Comprises**

Entry via communal entrance door. Further hardwood door into:

#### **Entrance Hall**

Wood laminate floor covering. Storage cupboard housing hot water cylinder. Entry phone system.

#### **Lounge / Kitchen**

15'8" x 20'8" max (4.80m x 6.30m max)

#### **Lounge Area**

Window to front aspect. Storage heater. Television point. Walkway through to:

#### **Kitchen Area**

Fitted with a range of base and wall mounted units with work surface space incorporating a sink unit with mixer tap over. Breakfast bar. Built in oven, hob, and extractor fan. Space and plumbing for a washing machine. Space for a fridge. Tiling to splash areas. Tiled floor.

#### **Bedroom One**

12'5" x 10'10" (3.80m x 3.31m)

Window to rear aspect. Built in double wardrobe. Electric panel heater.

#### **Bedroom Two**

11'10" x 9'0" max (3.62m x 2.76m max)

Window to rear aspect. Electric panel heater.

#### **Bathroom**

With three piece white suite to comprise; panelled bath with mixer shower, pedestal wash hand basin and low level w.c. Electric towel rail. Electric shaver point with light. Tiling to splash areas. Tiled floor. Extraction fan system.

#### **Externally**

There are communal gardens and allocated off road parking for one vehicle.

#### **Agents Note**

Deposit: £980.76

Length Of Tenancy: 6 Months

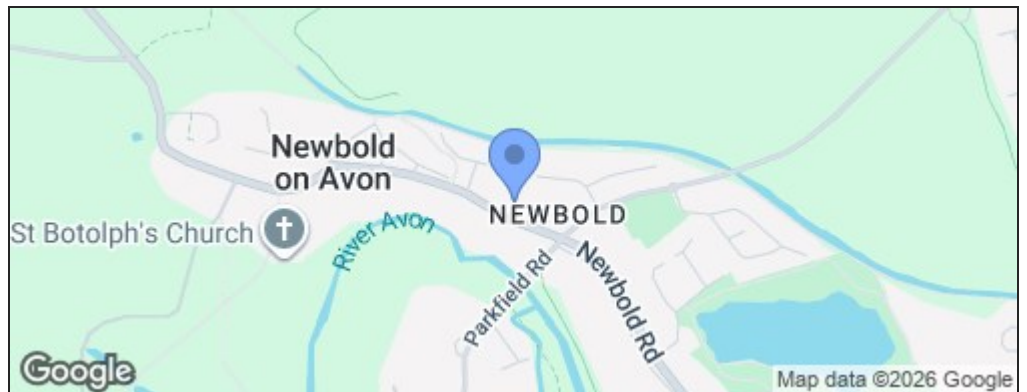
Council Tax Band: B

Energy Efficiency Rating: D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	69
(39-54) E			
(21-38) F			
(1-20) G			
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.