

**77 Gardeners End
Bilton
RUGBY
CV22 7RQ**

£795 Per Month



- **ONE BEDROOM**
- **AVAILABLE END NOVEMBER**
- **ELECTRIC HEATING**
- **ENERGY EFFICIENCY RATING C**

- **GROUND FLOOR APARTMENT**
- **UNFINISHED**
- **OFF ROAD PARKING**

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



PERSONAL • PROFESSIONAL • PROACTIVE

****AVAILABLE END NOVEMBER**** A one bedroom, ground floor apartment located in a popular area. In brief the accommodation comprises; entrance hall, lounge, kitchen, bedroom and bathroom. This property also benefits from upvc double glazing, electric heating and off road parking for one vehicle. ****UNFURNISHED****

Accommodation Comprises

Entry via a communal entrance. Further personal door into apartment.

Entrance Hall

Electric panel heater. Storage cupboard. Doors to all rooms.

Lounge

14'10" x 11'9" (4.53m x 3.60m)

Window to front aspect. Electric panel heater.

Kitchen

10'0" x 7'9" (3.05m x 2.37)

Fitted with a range of base and eye level units with work surface space incorporating a bowl and a half acrylic sink unit. Built in oven, hob, and extractor hood. Extractor fan. Fitted washing machine. Fitted fridge/freezer. Tiling to splash areas. Inset spotlights. Airing cupboard housing hot water cylinder. Vinyl floor covering. Window to rear aspect.

Bedroom

10'2" x 10'8" (3.12m x 3.27m)

Window to front aspect. Window to side aspect. Electric panel heater.

Bathroom

With suite to comprise; panelled bath with mixer shower and shower screen, pedestal wash hand basin and low level w.c. Chrome towel radiator. Extractor fan. Shaver point. Frosted window to rear elevation.

Agents Note

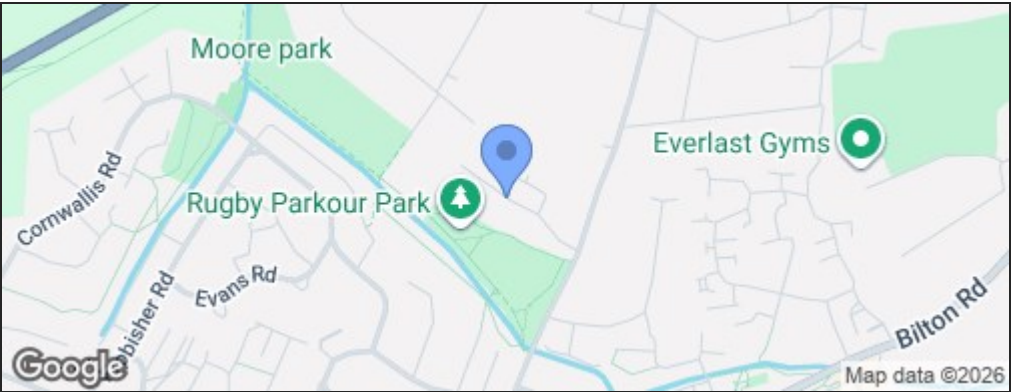
Deposit: £917.30

Council Tax Band: B

Energy Efficiency Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	79
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.