100 Bath Street
Town Centre
RUGBY
CV21 3JD

£795 Per Month









- ONE BEDROOM
- AVAILABLE NOW
- ELECTRIC RADIATOR HEATING
- ALLOCATED PARKING
- FIRST FLOOR APARTMENT
- UNFURNISHED
- UPVC DOUBLE GLAZING
- ENERGY EFFICIENCY RATING D

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AVAILABLE NOW A one bedroom first floor apartment offers a comfortable layout just moments from Rugby town centre. The accommodation includes an entrance hall, a spacious open plan lounge/kitchen/dining area featuring a Juliet balcony, a double bedroom and a modern bathroom.
The property benefits from upvc double glazing and radiator heating powered by an electric boiler. Externally, there is allocated off road parking for one vehicle.**UNFURNISHED**
The property enjoys an exceptionally convenient setting, just a short walk from Rugby railway station, which provides mainline services to London Euston and Birmingham New Street in approximately 50 and 30 minutes. The area offers easy access to the region's key motorway links, including the M1, M6 and M45. A wide range of amenities lies close by, with shops, restaurants, traditional public houses, Rugby Theatre, Rugby Library, Caldecott Park and the historic Rugby School all within easy reach.

Accommodation Comprises
Entry via hardwood door into:

Entrance Hall
Wood laminate floor covering. Radiator. Thermostat control for central heating. Storage cupboard. Cupboard housing electric boiler. Doors off to:

Lounge / Kitchen
22'0" x 13'5" (6.71m x 4.11m)

Lounge Area
Wood laminate floor covering. Radiator. Twin fully glazed upvc doors to Juliet balcony.

Kitchen Area
Fitted with a range of base and eye level units. Roll top work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Built in electric oven and hob with extractor over. Plumbing for a washing machine. Space for a fridge. Tiling to splash areas. Vinyl floor covering. Extractor fan. Window to side.

Bedroom
16'8" x 9'2" (5.10m x 2.80m)
Window to front. Radiator. Wood laminate floor covering.

Bathroom
With suite to comprise; panel bath with electric shower and shower screen over, pedestal wash hand basin, and low level w.c. Wood laminate floor covering. Radiator. Extractor fan. Frosted window to side elevation.

Externally Front
Allocated off road parking for one vehicle.

Agents Note
Deposit: £917.30
Council Tax Band: B
Energy Efficiency Rating: D



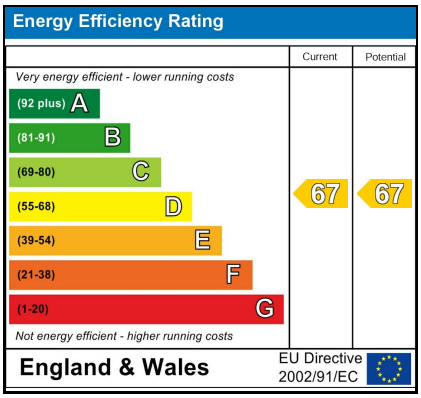


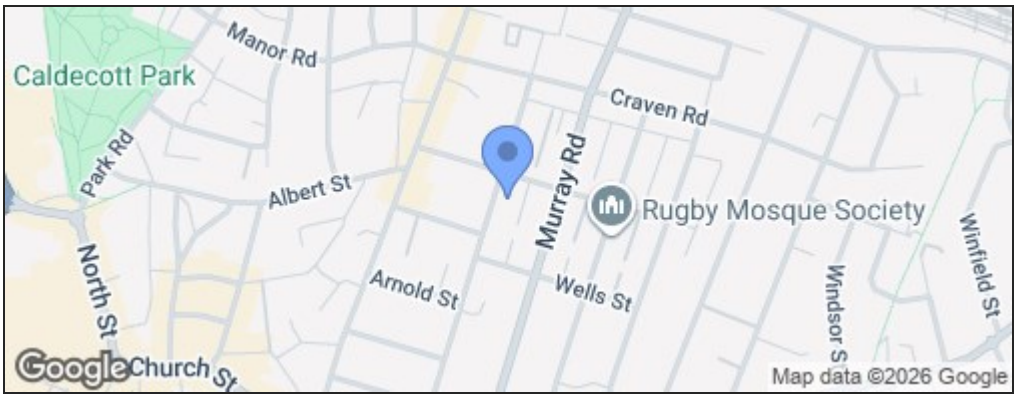




515 sq.ft. (47.8 sq.m.) approx.







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.