



Apartment

**31 BRODIE CLOSE,  
RUGBY,  
WARWICKSHIRE,  
CV21 3US**

PCM

**£870 PCM**



#### FEATURES

- OPEN HOUSE TUESDAY 17TH FEBRUARY 12PM - 2PM
- ONE BEDROOM COACH HOUSE
- CLOSE TO TOWN
- WHITE GOODS INCLUDED
- OPEN PLAN KITCHEN LIVING ROOM
- ONE ALLOCATED PARKING SPACE



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# 1 Bedroom Apartment located in Rugby

ONE BEDROOM COACH HOUSE....nicely tucked away in a cul-de-sac location on the outskirts of town. This property would be ideal for a single person or couple. Open plan kitchen living room with fridge freezer and washing machine. Double bedroom and white bathroom suite with shower over bath. One allocated parking space and a single garage. EPC Grade C. Council Tax Band A. Available Now!

Call us on  
**01788 820028**

[let@newman.uk.com](mailto:let@newman.uk.com)  
[www.newman.uk.com](http://www.newman.uk.com)

**Council Tax Band**  
**A**

| Energy Efficiency Rating                           |                         |   |
|--|-------------------------|---|
|  | Current                 | Potential   |
| <i>Very energy efficient - lower running costs</i> |                         |   |
| (92 plus) <b>A</b>                                 |                         |   |
| (81-91) <b>B</b>                                   |                         |   |
| (69-80) <b>C</b>                                   |                         |   |
| (55-68) <b>D</b>                                   |                         |   |
| (39-54) <b>E</b>                                   |                         |   |
| (21-38) <b>F</b>                                   |                         |   |
| (1-20) <b>G</b>                                    |                         |   |
| <i>Not energy efficient - higher running costs</i> |                         |   |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |  |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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