

**Flat 8 Peter Court
40-42 Clifton Road
RUGBY
CV21 3QF**

£695 PCM



- **STUDIO APARTMENT**
- **UNFURNISHED**
- **GAS RADIATOR HEATING**
- **CLOSE TO RAILWAY STATION**

- **TOWN CENTRE LOCATION**
- **AVAILABLE END MARCH**
- **UPVC DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING D**

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



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*****AVAILABLE END MARCH***** This studio apartment is situated in the town centre and ideally located within walking distance of the Rugby Railway Station. In brief, the accommodation comprises; entrance hall, lounge/bedroom, fitted kitchen, and bathroom. The property also benefits from upvc double glazing and gas radiator central heating. *****UNFURNISHED***** Sorry, no pets.

Accommodation Comprises

Entry via upvc door leading into:

Entrance Hall

Radiator. Doors to all rooms.

Lounge/Bedroom

11'11" x 16'5" (3.64m x 5.01m)

(max into bay) Bay window to front aspect. Feature fireplace. Coving to ceiling. Radiator. Television point. Central heating control.

Kitchen

1.33m x 2.90m

Fitted with a range of base and wall mounted units with roll top work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Fitted oven and hob with extractor fan over. Space and plumbing for a washing machine. Space for a fridge. Window to front aspect. tiling to splash areas.

Bathroom

With bathroom suite to comprise; panelled bath with electric shower an shower screen, wash hand basin and low level w.c. Frosted window to side elevation. Tiling to splash areas. Extractor fan. Radiator.

Externally

Shared communal area.

Agents Note

Deposit: £801.92

Length Of Tenancy: 6 Months

Local Authority: Rugby

Council Tax Band: A

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		67	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Disclaimer

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