

**79 Percival Road  
Hillmorton  
RUGBY  
CV22 5JX**

**£725 PCM**



- **ONE BEDROOM**
- **AVAILABLE NOW**
- **FITTED KITCHEN**
- **COMMUNAL GARDEN**

- **GROUND FLOOR APARTMENT**
- **UNFURNISHED**
- **ELECTRIC HEATING**
- **ENERGY EFFICIENCY RATING E**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\*AVAILABLE NOW\*\*** this one bedroom ground floor apartment situated within a sought after residential area of Hillmorton. In brief the accommodation comprises; lounge, kitchen, bedroom and bathroom. The property also benefits from upvc double glazing and electric heating. A range of amenities available within the area include local shops and stores, public houses, and churches. There is also easy access to the surrounding M1/M6/A5 and A14 road and motorway networks. **\*\*UNFURNISHED\*\***

### **Accommodation Comprises**

Entry via communal door to ground floor. Entry via hardwood door into:

#### **Lounge**

10'11" x 11'3" (3.34m x 3.44m)

Sliding patio door to rear garden. Window to front aspect. Electric panel heater.

#### **Kitchen**

10'11" x 6'5" (3.35m x 1.98m)

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink unit with mixer tap over. Tiling to splash areas. Built in oven and hob. Space for a washing machine. Space for an undercounter fridge. Vinyl floor covering. Window to side aspect.

#### **Bedroom**

7'10" x 7'6" (2.41m x 2.29m)

Window to side aspect. Built in wardrobe. Electric panel heater.

#### **Bathroom**

With three piece suite to comprise; panelled bath with electric shower over, low level w.c. and pedestal wash hand basin. Cupboard housing hot water cylinder. Frosted window to rear elevation. Extractor fan. Vinyl floor covering. Electric towel radiator.

#### **Externally**

Communal garden with flower and shrub borders.

#### **Agents Note**

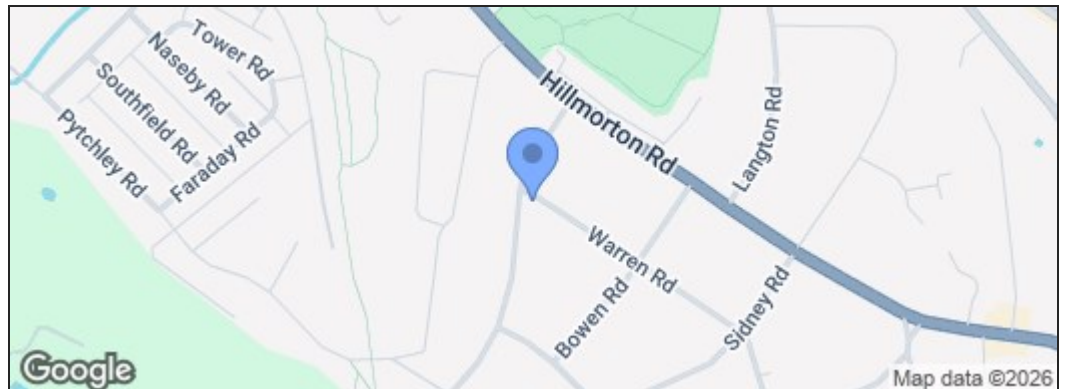
Deposit: £836.53

Council Tax Band: A

Energy Efficiency Rating: E



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         | 76        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 42                      |           |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.