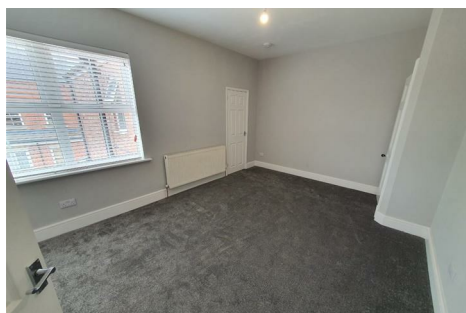


**13 Peter Court
40-42 Clifton Road
RUGBY
CV21 3QF
£550 PCM**



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



PERSONAL • PROFESSIONAL • PROACTIVE

**** AVAILABLE NOW**** A freshly refurbished studio apartment benefitting from gas radiator central heating, upvc double glazed windows, newly fitted kitchen, newly fitted bathroom and newly fitted carpets. This property is situated in the town centre and ideally located within walking distance of the Rugby Railway Station. ****UNFURNISHED**** Sorry, No Pets.

Accommodation Comprises

Entry via part glazed upvc door into:

Entrance Hall

Door to:

Lounge / Bedroom

16'11" x 10'11" (5.17m x 3.33m)

Feature fireplace. Window to rear aspect. Radiator. Cupboard with hanging space. Door to:

Inner Hall

Radiator. Doors to kitchen and bathroom

Kitchen

7'9" x 6'9" (2.37m x 2.08m)

Refitted with a range of base and eye level units with work surface space incorporating a stainless steel sink unit with mixer tap over. Cupboard housing central heating boiler. Built in oven, hob and extractor fan. Radiator. Vinyl floor covering. Window to rear aspect.

Bathroom

Refitted with a three piece white suite to comprise; panelled bath with electric shower and shower screen over, wash hand basin with vanity unit and a low level w.c. Radiator. Vinyl floor covering. Frosted window to side elevation. Extractor fan.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.