13 Peter Court
40-42 Clifton Road
RUGBY
CV21 3QF

£600 PCM

- STUDIO APARTMENT
- AVAILABLE END JANUARY
- GAS RADIATOR HEATING
- KITCHEN WITH OVEN AND HOB
- CLOSE TO TOWN CENTRE
- UNFURNISHED
- UPVC DOUBLE GLAZING
- ENERGY EFFICIENCY RATING E

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

PERSONAL • PROFESSIONAL • PROACTIVE

** AVAILABLE END JANUARY** A studio apartment benefitting from gas radiator central heating, upvc double glazed windows, fitted kitchen with oven and hob, and a modern bathroom. 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:

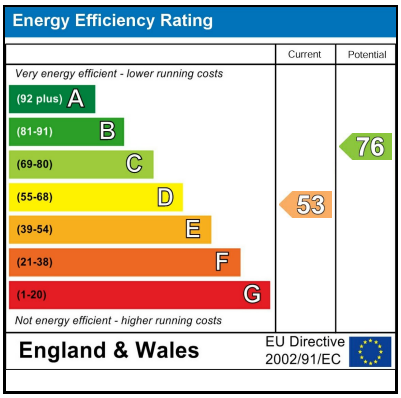
Lounge / Bedroom
16'11" x 10'11" (5.17m x 3.33m)
Feature fireplace. Window to rear aspect. Radiator. Cupboard with hanging space. Door to:

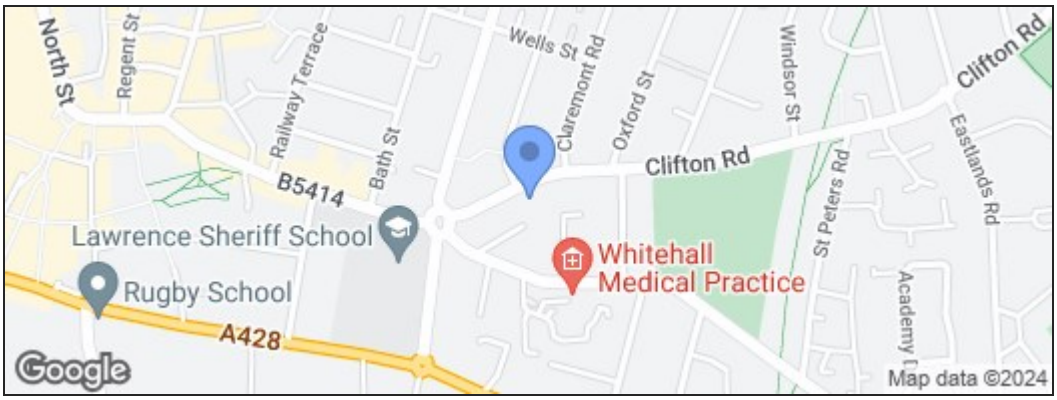
Inner Hall
Radiator. Doors to kitchen and bathroom

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.

Agents Note
Deposit: £692.30
Length Of Tenancy: 6 Months
Local Authority: Rugby
Council Tax Band: A
Energy Efficiency Rating: E





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.