

**Flat D 60 Manor Road**

**RUGBY  
CV21 2TQ**

**£450 PCM**



- ONE BEDROOM
- AVAILABLE NOW
- LOUNGE / KITCHEN
- DOUBLE GLAZING
- CLOSE TO AMENITIES

- FIRST FLOOR APARTMENT
- UNFURNISHED
- SHOWER ROOM
- RADIATOR HEATING
- ENERGY EFFICIENCY RATING D

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PERSONAL • PROFESSIONAL • PROACTIVE

**\*\*\*UNFURNISHED\*\*\*** A one bedroom first floor apartment within easy reach of Rugby town centre and the train station. Lounge/kitchen with fitted appliances. Double bedroom. Shower room. Gas radiator central heating. Double glazed windows. **\*\*\*AVAILABLE NOW\*\*\***

### **Accommodation Comprises**

Entry via communal entrance door.

### **Entrance Hall**

Radiator. Doors to:

### **Lounge/Kitchen**

16'1" x 9'0" (4.91m x 2.76m)

Fitted in a range of base and eye level units with work surface space incorporating a sink unit with mixer tap over. Fitted cooker. Tiling to splash areas. Tiled flooring. TV point. Window to front aspect. Radiator.

### **Bedroom**

8'5" x 7'10" (2.57m x 2.40m)

Window to front aspect. Radiator. Fitted wardrobe with central bed cavity. Wall mounted wash hand basin. Door to:

### **Shower Room**

Low level W.C. Shower cubicle with mixer shower. Storage cupboard. Tiling to splash areas. Radiator.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>67</b>	<b>69</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.