

**Flat 4 68 Park Road
Town Centre
RUGBY
CV21 2QX
£600 Per Month**



- ONE BEDROOM
- AVAILABLE MID AUGUST
- OPEN PLAN LIVING
- ELECTRIC HEATING

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

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



PERSONAL • PROFESSIONAL • PROACTIVE

*** AVAILABLE MID AUGUST*** A one bedroom, first floor apartment located in Rugby town centre within walking distance of the shopping area and Rugby railway station. In brief the accommodation comprises; open plan lounge with kitchen including cooker and fridge, a double bedroom and a shower room. *** UNFURNISHED***

Accommodation Comprises

Entry via upvc door into:

Communal Entrance Hall

Stairs rising to first floor.

Landing

Entry via hardwood door into:

Lounge / Kitchen

20'9" x 10'1" (6.34m x 3.08m)

Window to side aspect. Electric panel heater.

Kitchen Area.

Base and wall mounted units. Sink unit with mixer tap over. Cooker. Fridge. Extractor fan. Washing machine. Window to side aspect.

Shower Room

With three piece suite to comprise; shower cubicle with an electric shower, wash hand basin with vanity unit, and a low level w.c. Electric fan heater.

Bedroom

11'4" x 10'3" (3.47m x 3.13m)

Window to rear aspect. Electric panel heater.

Agents Note

Deposit: £692.30

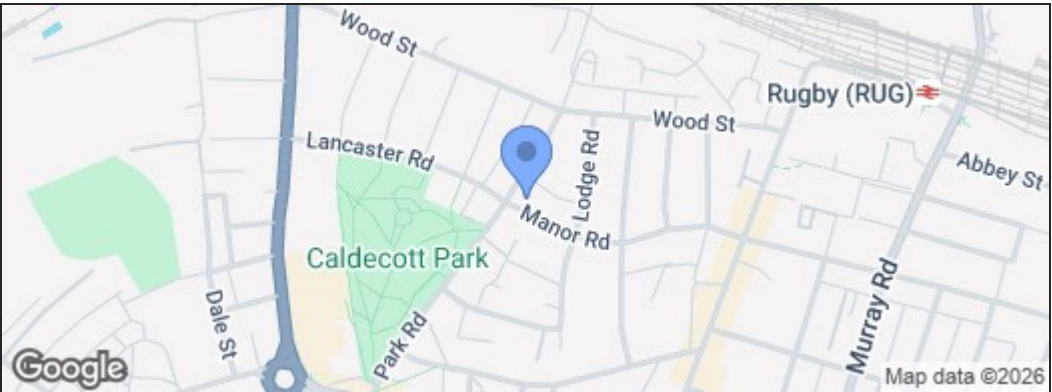
Local Authority: Rugby

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		74
(55-68) D	62	
(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.