Flat 5 Charles Cockerell Court, Tom Brown Street
RUGBY
CV21 3JT

£725 PCM

- ONE BEDROOM
- OPEN PLAN LIVING
- AVAILABLE BEGINNING OCTOBER
- BATHROOM WITH SHOWER
- CLOSE TO TOWN CENTRE
- SECOND FLOOR APARTMENT
- UNFURNISHED
- KITCHEN WITH APPLIANCES
- CLOSE TO RAILWAY STATION
- ENERGY EFFICIENCY RATING B

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AVAILABLE BEGINNING OCTOBER One bedroom apartment in a beautiful, development of six apartments built to a high specification. All apartments have contemporary kitchens with full appliances, gas radiator central heating and upvc double glazed windows. Externally the communal area provides a cycle store. Located within very close proximity to Rugby town centre and Rugby Railway Station. In brief this second floor apartment accommodation comprises; open plan lounge / kitchen with appliances, a bedroom and a modern shower room. **UNFURNISHED** Sorry, no pets.

Accommodation Comprises
Entry via communal entrance door into communal entrance hall. Stairs rising to second floor. Entry to apartment via hardwood door opening to:

Lounge / Kitchen
13'0" x 15'0" (3.97m x 4.58m)
Window to front aspect. Radiator. Television point.

Kitchen Area
Fitted with a range of base and eye level units with roll top work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Built in oven, hob, extractor fan, fridge/freezer and washer/dryer. Spotlights.

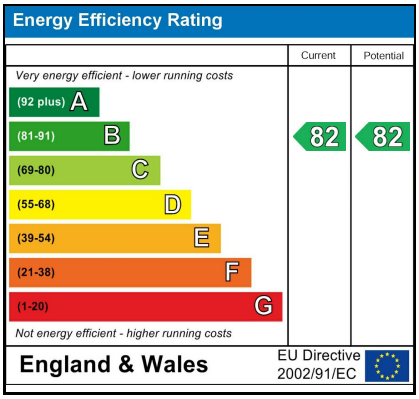
Inner Hallway
Cupboard housing central heating boiler. Doors off to:

Bedroom One
9'10" x 11'7" (3.01m x 3.55m)
Window to rear. Radiator. Television point.

Shower Room
Double shower cubicle with mixer shower. Wall mounted wash hand basin. Low level w.c. Tiling to all splash areas. Extractor fan. Shaver light with shaver point. Chrome heated towel rail. Frosted window to rear elevation.

Externally
Communal area with bin storage and cycle store to the rear.

Agents Note
Deposit: £836.53
Length Of Tenancy: 6 Months
Local Authority: Rugby
Council Tax Band: A
Energy Efficiency Rating: B



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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.