

**Flat 4 Sykes House
Anton Close
RUGBY
CV21 1PA
£1,050 PCM**



- **TWO BEDROOM**
- **UNFURNISHED**
- **GAS RADIATOR HEATING**
- **ALLOCATED PARKING**

- **FIRST FLOOR APARTMENT**
- **AVAILABLE END OCTOBER**
- **ENSUITE AND BATHROOM**
- **ENERGY EFFICIENCY RATING B**

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



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****AVAILABLE END OCTOBER**** A two bedroom first floor apartment located within walking distance of Rugby train station (which operates mainline routes to both Birmingham and London Euston in under an hour) and is close to the 'Technology Park', 'Junction One' and 'Elliott's Field' leisure and retail parks with their wide range of High Street brand stores and restaurants, Tesco supermarket, a health club and multiscreen cinema. The regions central motorway networks including the M1/M6 and M45 are all very easily accessible by road. This property benefits from ensuite facilities, gas radiator central heating and upvc double glazing. In brief the accommodation comprises, entrance hall, lounge / kitchen, two bedrooms an ensuite shower room and a bathroom. Externally there is allocated parking. ****UNFURNISHED****

Accommodation Comprises

Entry via a hardwood door into:

Entrance Hall

Cloaks cupboard. Radiator. Intercom control system. Doors off to:

Lounge / Kitchen

20'10" x 11'6" (6.37m x 3.52m)

Juliet balcony to side aspect. Window to rear aspect. Two radiators. Wood laminate floor covering. 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 unit with mixer tap over. Built in oven, hob and extractor fan with stainless steel splash back. Fitted fridge and freezer. Built in washer dryer. Cupboard housing central heating boiler.

Bedroom One

10'9" x 10'6" (3.28m x 3.22m)

Window to side aspect. Built in wardrobe. Radiator.

Ensuite Shower Room

With suite to comprise; shower cubicle with electric shower, pedestal wash hand basin an low level w.c. Radiator towel rail. Electric shaver point. Extractor fan.

Bedroom Two

10'7" x 9'0" (3.23m x 2.76m)

Window to side aspect. Radiator.

Bathroom

With three piece white suite to comprise; panel bath with shower and screen over, pedestal wash hand basin and low level w.c. Electric shaver point. Extractor fan. Towel radiator. Frosted window to side elevation.

Externally

Allocated off road parking.

Agents Note

Deposit: £1211.53

Council Tax Band: B

Energy Efficiency Rating: B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	84	84
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.