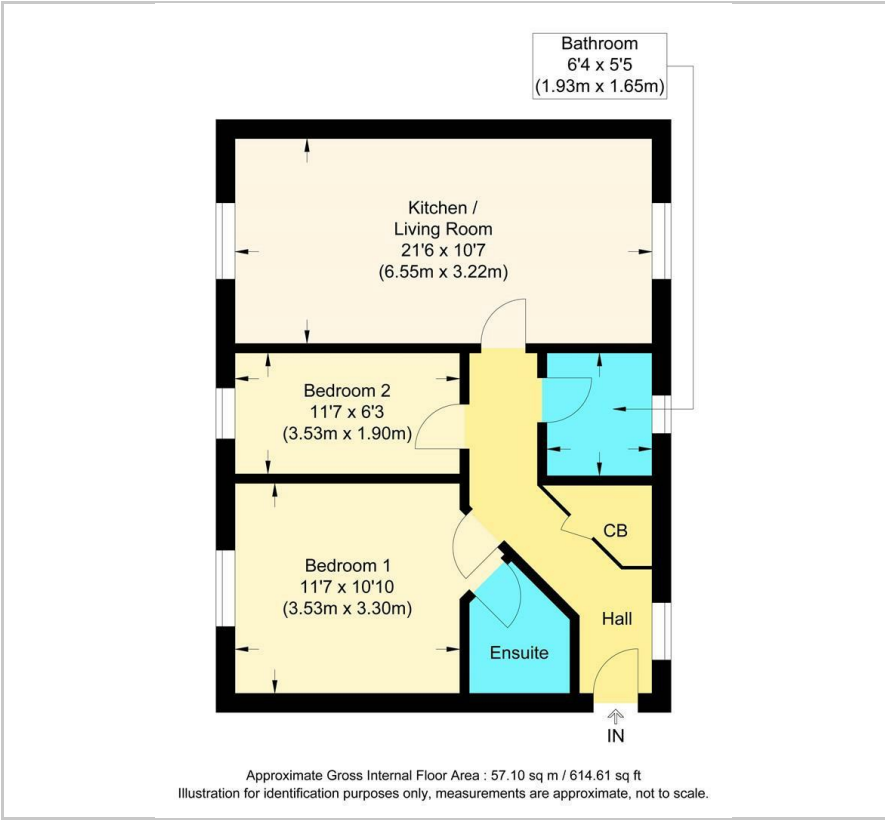




**30 Stonechat Road**  
Rugby, CV23 0WX  
£750 Per month



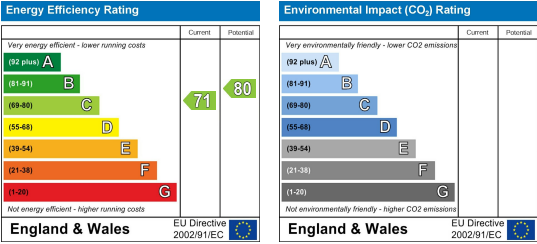
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

- Ground Floor
- Two Bedrooms
- Two Bathrooms
- Open Plan Kitchen/Living Room
- One Allocated Parking Space
- Close to Local Amenities
- Close to Elliott's Field Retail Park
- Close to M6
- Ample Storage
- EPC Rating C

Have you been looking for a spacious apartment on the ground floor? Have you been wanting to be only a short drive away from all of Rugby's Retail Parks? Well, if so, welcome to Stonechat Road!

This ground floor apartment has two well sized bedrooms, with the main having it's own built in wardrobe, and a private en-suite bathroom. The second bedroom would work fantastically as either a spare room, or maybe even a home office!

If you like to entertain, the open plan living/kitchen space is ideal, and alongside all of that, the separate family bathroom means your guests won't need to go through your bedroom to use the facilities.

The minimum term tenancy is six months, and then thereafter it can be agreed to go onto either a new fixed term, or a periodic monthly tenancy.

To secure this property, you will need to pay a holding deposit, equivalent to 1 week of rent, which on this apartment is £173.07. This holding deposit will secure the apartment for you whilst the referencing takes place, and then will count towards your security bond upon successful referencing..

As you move in, you'll be required to pay your first month of rent upfront (total of £750), along with the rest of your security bond. The security bond is a total of £865.38, so will require an additional £692.31 to add to the money taken at the start of the application. Your security bond will be securely held with a deposit protection scheme and will be returned to you upon vacating the property, provided you've left the apartment in the same condition you received it.

The apartment has a Council Tax Band B.

For more information, or to arrange a viewing, please call Shires & Co Estate Agents.



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.