

# archerbassett

LETTINGS AND SALES



Follager Road, Rugby, CV21 2JF

£750 Per Calendar Month



Superbly appointed ground floor studio apartment offering a perfect blend of comfort and convenience. Spanning an area of 312 square feet, this property, built in 2005, is ideally situated within walking distance of both Rugby town centre and the train station, making it an excellent choice for commuters and those who enjoy the amenities of town living. The open plan lounge and kitchen area is designed for modern living, featuring a built-in oven and fridge. The studio also boasts a well-appointed shower room, complete with a thermostatically controlled shower and plumbing for a washing machine. The double bedroom features a convenient alcove with a hanging rail, providing ample storage while maintaining a tidy appearance. The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. A parking space is also a benefit to this home.

■ \*\*\* GAS/ELECTRIC/WATER WILL BE THE LANDLORDS RESPONSIBILITY TO PAY \*\*\* ■ GROUND FLOOR MODERN STUDIO APARTMENT

■ GAS CENTRAL HEATING AND DOUBLE GLAZED ■ OPEN PLAN LOUNGE/KITCHEN WITH BUILT-IN OVEN/HOB AND FRIDGE

■ SHOWER ROOM WITH PLUMBING FOR WASHING ■ DOUBLE BEDROOM WITH CLOTHES HANGING SPACE

■ STORAGE CUPBOARD

■ PERFECT FOR SINGLE OCCUPANCY

■ ALLOCATED PARKING SPACE

■ SORRY PETS ARE NOT ALLOWED IN THE BUILDING

