



Flat

**3 HIRST COURT,  
TAINTER CLOSE,  
RUGBY,  
WARWICKSHIRE,  
CV21 1GE**

PCM

**£975 PCM**

#### FEATURES

- TWO BEDROOM APARTMENT
- FIRST FLOOR
- EN-SUITE
- COUNCIL TAX BAND B
- DAMAGE DEPOSIT £657
- INTEGRATED WHITE GOODS
- ALLOCATED PARKING FOR ONE CAR
- EPC GRADE C



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# 2 Bedroom Flat located in Rugby

TWO BEDROOM FIRST FLOOR MODERN APARTMENT.....Edison Place. Built in 2015 by St. Modwen Homes, the apartment is located close to Elliott Field shopping complex. The development is also within close walking distance to the Train Station, Town Centre and other local amenities. It is extremely well positioned for good access to the major road networks and motorway links. The apartment is part furnished with integrated appliances in the kitchen including, fridge/freezer, oven & hob, washer/dryer and dishwasher. Two double bedrooms with en-suite to main bedroom and allocated parking for one car. Available Now. EPC Grade C. Council Tax Band B. Deposit £657.

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**Council Tax Band**

**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			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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