



EDWARD KNIGHT
ESTATE AGENTS

ASH COURT, RUGBY, CV22 6EL

£795 PCM – FEES APPLY





A well presented two bedroom first floor flat located in a quiet development just off Overslade Lane, which is well situated for access to major roads, schools, bus routes & local amenities. The accommodation briefly comprises: entrance hall, lounge/dining room, refitted kitchen with breakfast bar, two bedrooms & a refitted bathroom. The property further benefits from gas central heating, uPVC double glazing & a separate boiler/utility room. Parking is available within the development. Available now. Unfurnished. Energy rating D.

ENTRANCE HALL

Enter via a uPVC panel effect door with obscure double glazed insert. Single panel radiator. Wood effect laminate flooring. Wall mounted thermostat for the central heating. Smoke alarm. Doors to all further accommodation.

LOUNGE/DINING ROOM

15' 6" x 12' 0" (4.72m x 3.66m)
uPVC double glazed window. Double panel radiator with thermostat control. Wood effect laminate flooring. Wall mounted lights. TV and telephone sockets. Door to:

KITCHEN/BREAKFAST ROOM

11' 11" x 9' 5" (3.63m x 2.87m)
A refitted range of shaker style eye and base level units surmounted by wood effect worktops. Inset composite 1.5 bowl sink and drainer with mixer tap over. Tiling to splashback areas. Built-in single electric oven, black ceramic hob and chimney extractor hood. Space and plumbing for a slimline dishwasher and American style fridge freezer. Breakfast bar. Built-in storage cupboard. Single panel radiator with thermostat control. uPVC double glazed window.



BEDROOM ONE

12' 1" x 11' 11" (3.68m x 3.63m)

uPVC double glazed window. Single panel radiator with thermostat control. Built-in storage cupboard.

BEDROOM TWO

9' 6" x 6' 2" (2.9m x 1.88m)

uPVC double glazed window. Single panel radiator with thermostat control.

BATHROOM

9' 5" x 5' 5" (2.87m x 1.65m)

Refitted white suite comprising: low level toilet, wash hand basin with vanity unit under and panelled bath with thermostatic shower over. Majority tiled walls. Laminate flooring. Chrome heated towel rail radiator with thermostat control. Obscure uPVC double glazed window.

SEPARATE BOILER/UTILITY ROOM

Located off the communal landing and accessed via a part obscure glazed timber door. Space and plumbing for a washing machine and tumble dryer. Additional storage units. Wall mounted Worcester combination central heating boiler, electric consumer unit and electric meter. uPVC double glazed window.

PARKING & GARDENS

Parking is available within the development. Well maintained communal gardens surround the building.

COUNCIL TAX

Band B





FEES PAYABLE BY TENANTS

Holding Deposit: equivalent to 1 weeks rent will be taken prior to references being applied for.

Tenancy Deposit: equivalent to 5 weeks rent (6 weeks if the annual rent is over £50,000 or over).

Rent: one months rent is payable when you sign the tenancy agreement.

Utility Supplies: including payment for communication services (broadband etc) and the television licence.

Additional Permitted Fees:

Interest charged on late rent payments: 3% above the current rate of interest as set by the Bank of England on the day the rent became due.

Changes to the tenancy agreement: if the tenant requests a change to the tenancy agreement (e.g add/removal of a tenant), a fee of £50 inc VAT is payable.

Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will pay the costs of the lock being changed.

Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory periodic (rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.

Company Application Fee: £500 plus VAT (plus check-out fee of £100 plus VAT)

Please visit our website for full details of our referencing criteria and fees. www.edwardknight.co.uk

Edward Knight Estate Agents are members of the Property Ombudsman redress scheme and have client money protection with Client Money Protect (CMP).

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	