



**EDWARD KNIGHT**  
ESTATE AGENTS

LONGSTORK ROAD, COTON PARK, RUGBY, CV23 0GB

£795 PCM – FEES APPLY







A modern two bedroom first floor apartment located in the popular Coton Park development, which is located close to major commuter roads and motorways, whilst Rugby railway station and retail parks are within easy reach. The accommodation briefly comprises: entrance hall, lounge/dining room with kitchen off, two bedrooms and a bathroom. The property further benefits from uPVC double glazing, controllable electric panel heaters, intercom entry and an allocated parking space. Available late April. Unfurnished. Energy rating C.

#### **ENTRANCE HALL**

Wall mounted electric panel heater. Built-in airing cupboard. Wall mounted intercom entry phone. Wall mounted controls for the electric heaters. Doors to all further accommodation.

#### **LOUNGE/DINING ROOM**

19' 4" x 9' 9" (5.89m x 2.97m)

UPVC double glaze French doors to the rear aspect. UPVC double glazed window to the front aspect. Two wall mounted electric panel heaters. Integrated TV and satellite sockets. Opening through to:

#### **KITCHEN**

9' 9" x 7' 3" (2.97m x 2.21m)

A range of eye and base level units surmounted by co-ordinating roll edge worksurfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Built-in stainless steel single electric oven, four ring electric hob and chimney extractor hood. Space and plumbing for a washing machine, dishwasher and fridge freezer. Vinyl floor. UPVC double glazed window to the front aspect.



### BEDROOM ONE

11' 7" x 9' 3" (3.53m x 2.82m)

UPVC double glazed window to the rear aspect. Wall mounted electric panel heater. Built-in wardrobe.

### BEDROOM TWO

11' 7" x 6' 5" (3.53m x 1.96m)

UPVC double glazed window to the rear aspect. Wall mounted electric panel heater.

### BATHROOM

9' 11" x 6' 9" (3.02m x 2.06m)

White suite comprising: pedestal wash hand basin, low-level close coupled toilet and panelled bath with thermostatic shower over. Tiling to splashback areas. Vinyl floor. Electric shaver socket. Chrome heated towel radiator. Obscure UPVC double glazed window to the front aspect.

### ONPARKING & COMMUNAL AREAS

One allocated parking space in the car park located at the rear of the building. Intercom entry into the communal entrance halls at the front and rear of the building.

### COUNCIL TAX

Band B



## FEES

### 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.

Utilities: including communication services and 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](http://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).

