



EDWARD KNIGHT
ESTATE AGENTS

FOLLAGER ROAD, RUGBY, CV21 2HF

£795 PCM – FEES APPLY





A modern two bedroom first floor duplex apartment with study/nursery conveniently located in a quiet development within walking distance of Rugby town centre. The split level accommodation briefly comprises: entrance hall, two double bedrooms, shower room and an open plan living kitchen dining room with study/nursery off. The property further benefits from gas fired central heating, uPVC double glazing, an allocated parking space and communal BBQ area. £150 pcm fixed cost for all gas, water and electric. Available late May. Unfurnished. Energy rating TBC.

ENTRANCE HALL

Wood effect laminate floor. Single panel radiator. Electric consumer unit. Smoke alarm. Stairs rising to the first floor. Doors to the shower room and bedroom two. Door to:

BEDROOM ONE

11' 8" x 9' 8" max (3.56m x 2.95 max)
UPVC double glazed window. Single panel radiator with thermostat. Wood effect laminate floor.

BEDROOM TWO

14' 1" max x 8' 9" max (4.29m x 2.67m)
UPVC double glazed window. Single panel radiator with thermostat. Wood effect laminate floor. Built-in understairs storage cupboard.

SHOWER ROOM

White suite comprising: pedestal wash hand basin, low-level close-coupled toilet and shower enclosure with thermostatic shower. Space and plumbing for a washing machine with worksurface over. Wall mounted extractor fan. Vinyl floor. Single panel radiator with thermostat.

STAIRS RISING TO:



OPEN PLAN LIVING KITCHEN DINING ROOM

19' 1" max x 14' 3" max (5.82m x 4.34m)

UPVC double glazed patio doors opening to a Juliet balcony. UPVC double glazed windows to two aspects. Wood effect laminate floor to the living area. Two double panel radiators. Wall mounted timer controls for the central heating. Integrated TV and satellite point. Built-in storage cupboard. A range of base level kitchen units surmounted by contrasting roll-edge work surfaces. Built-in stainless steel single electric oven and stainless steel four ring electric hob. Space for a fridge freezer. Wall mounted extractor fan. Door to:

STUDY/NURSERY

8' 7" max x 7' 3" (2.62m x 2.21m)

UPVC double glazed window. Double panel radiator with thermostat. Wood effect laminate floor. Telephone point.

ALLOCATED PARKING & COMMUNAL AREAS

One allocated parking space at the rear of the block. Communal BBQ and seating areas available for all residents.

UTILITY CHARGE

A payment of £100 per calendar month is payable by the tenant and includes all gas, water and electric used in the property.

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.

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

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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/tenants are advised to recheck the measurements