



**EDWARD KNIGHT**  
ESTATE AGENTS

HIGH STREET, RUGBY, CV21 3BG

£725 PCM – FEES APPLY





A recently converted one/two bedroom second floor flat located at the heart of Rugby town centre with a wide range of amenities on the doorstep. The flexible accommodation briefly comprises: open plan living kitchen, two double bedrooms, one of which could be used as a separate living space & a shower room. The property further benefits from central heating, uPVC double glazing & an intercom entry phone. Available mid May. Unfurnished. Energy rating E.

#### **ENTRANCE HALL, STAIRS & LANDING**

enter via a solid timber panel door. Dog leg staircase rising to the first floor with obscure uPVC double glazed window. Consumer unit. Ceiling mounted smoke alarm. Door to bedroom one. Door to:

#### **OPEN PLAN LIVING KITCHEN**

Double panel radiator with thermostat control. Wood effect laminate flooring. Wall mounted combination central heating boiler. A range of eye and base level units surmounted by contrasting worktops. Stainless steel sink and drainer with mixed tap over. Tiling to splashback areas. Built-in single electric oven, black ceramic hob and chimney extractor hood. Space and plumbing for a washing machine. Door to the shower room. Door to:

#### **BEDROOM TWO/LIVING ROOM**

11' 11" x 11' 10" (3.63m x 3.61m)

uPVC double glazed window to the front aspect. Wood effect laminate flooring. Double panel radiator with thermostat control. Could be used as a separate living space or second bedroom.

#### **SHOWER ROOM**

White suite comprising: wash hand basin with vanity unit under, low-level close coupled toilet and corner shower enclosure with electric shower. Fully tiled walls. Tiled floor. Ceiling mounted extractor fan. Chrome heated towel rail radiator.



### **BEDROOM ONE**

12' 5" x 11' 10" (3.78m x 3.61 m)

uPVC double glazed window to the front aspect.  
Double panel radiator with thermostat control. Wood effect laminate flooring.

### **COUNCIL TAX**

Band TBC

### **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](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).

