



EDWARD KNIGHT
ESTATE AGENTS

LAWFORD BRIDGE CLOSE, RUGBY, WARWICKSHIRE, CV21 2AE

£775 PCM – FEES APPLY





A well presented two bedroom first floor apartment conveniently located for access to the western relief road and Rugby town centre. The accommodation briefly comprises: entrance hall, open plan lounge/kitchen, two bedrooms & a bathroom with shower. The property further benefits from: electric heaters, uPVC double glazing, allocated parking space and secure intercom entry. Available mid June. Unfurnished. Energy rating C.

Entrance Hall

Wall mounted electric heater. Built-in storage cupboard. Built-in airing cupboard. Intercom entry phone. Smoke alarm. Electric consumer unit. Timer controls for heaters. Doors to all further accommodation.

Open Plan Lounge/Kitchen

16' 0" x 14' 10" (4.88m x 4.52m)

uPVC double glazed windows to the front and side aspects. Wall mounted electric heater. TV & satellite connections. A range of eye and base level units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel one and a half bowl sink and drainer. Tiled splashbacks. Built-in single electric oven, four ring hob and extractor hood. Space and plumbing for a washing machine and fridge freezer.



Bedroom One

12' 0" x 10' 7" (3.66m x 3.23m)

uPVC double glazed window. Wall mounted electric heater. .

Bedroom Two

14' 5" x 6' 5" (4.39m x 1.96m)

uPVC double glazed window. Wall mounted electric heater.

Bathroom

White suite comprising: low level toilet, pedestal wash hand basin and a panelled bath with shower over. Tiling to splashback areas. Extractor fan. Wall mounted electric heater. Vinyl floor.

Council Tax

Band A



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

