



**EDWARD KNIGHT**  
ESTATE AGENTS

HEARTH HOUSE, SIGNALMAN COURT, RUGBY, CV21 1FR

£750 PCM





A well presented two bedroom top floor apartment conveniently located just off Technology Drive with Rugby railway station, town centre, retail parks and supermarket all within walking distance. The accommodation briefly comprises: entrance hall, open plan living kitchen, main bedroom with en-suite shower room, second bedroom and separate bathroom. The property further benefits from gas fired central heating, uPVC double glazing, allocated parking space and secure intercom entry. Available now. Unfurnished. Energy rating B.

#### **ENTRANCE HALL**

Enter via a composite panel effect door. Single panel radiator. Intercom entry phone. Electric consumer unit. Recessed ceiling spotlights. UPVC double glazed window. Wall mounted thermostat for the central heating. Smoke alarm. Built-in storage cupboard. Doors to all further accommodation.

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

17' 4" x 11' 8" (5.28m x 3.56m)

UPVC double glazed windows to the front and rear aspects. Two double panel radiators. A range of Shaker style units surmounted by wood effect roll-edge worksurfaces incorporating a breakfast bar. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Built-in stainless steel single electric oven, four ring gas hob and concealed extractor hood. Integrated dishwasher and washing machine. Space for a fridge freezer. Concealed combination boiler. Wall mounted thermostat timer for central heating. TV and satellite connections. Telephone socket. Wood effect flooring. Ceiling mounted extractor fan. Recessed ceiling spotlights to the kitchen area.



### **BEDROOM ONE**

10' 6" x 8' 4" min (3.2m x 2.54m)

UPVC double glazed window. Single panel radiator with thermostat control. TV aerial socket.

### **EN-SUITE**

White suite comprising: pedestal wash hand basin with mixer tap, low-level close coupled toilet and a fully tiled shower enclosure with electric shower. Tiled floor. Recessed ceiling spotlights. Extractor fan. Chrome heated towel rail radiator.

### **BEDROOM TWO**

9' 5" x 7' 8" (2.87m x 2.34m)

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

### **BATHROOM**

6' 7" x 5' 5" (2.01m x 1.65m)

White suite comprising: pedestal wash hand basin with mixer tap, low-level close coupled toilet and panelled bath with separate taps and thermostatic shower over. Tiling to splashback areas. Tiled floor. Recessed ceiling spotlights. Ceiling mounted extractor fan. Chrome heated towel rail radiator. Obscure UPVC double glazed window.

### **PARKING & COMMUNAL AREAS**

One allocated parking space in the communal car park. Intercom entry into the communal hallway with stairs rising to the first floor.

### **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).

### Energy Efficiency Rating

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