



EDWARD KNIGHT
ESTATE AGENTS

ASPEN ROAD, EDEN PARK, RUGBY, WARWICKSHIRE, CV21 1SF

£1,450 PCM – FEES APPLY





A modern, well presented four bedroom semi detached property situated on the popular Eden Park estate which is ideally located for easy access to the national motorway network, Rugby town centre and railway station. The accommodation briefly comprises: entrance hall, cloakroom, kitchen/family/dining room with integrated appliances, first floor lounge, four bedrooms over two floors, en-suite to master and family bathroom. The property also benefits from uPVC double glazing, gas fired central heating, an enclosed rear garden, off road parking and a single garage. Available mid July. Unfurnished. Energy rating TBC.

Hall

Enter via composite door. Radiator, laminate flooring, smoke detector, stairs to first floor, door to Kitchen, door to:

Ground Floor WC

Fitted with two piece suite comprising, pedestal wash hand basin, low-level WC and extractor fan, half height ceramic tiling to all walls, radiator, ceramic tiled flooring.

Kitchen/Family/Dining Room

28' 6" x 16' 6" (8.69m x 5.03m)

Fitted with a range of white gloss fronted base and eye level units with worktop space over, 1.5 bowl stainless steel sink with single drainer and mixer tap, built-in fridge, freezer, dishwasher and washing machine, built-in electric fan assisted double oven, built-in five ring induction hob with stainless steel extractor over, uPVC double glazed window to rear, uPVC double glazed window to front, three radiators, ceramic tiled flooring, telephone point, TV point, recessed ceiling spotlights, uPVC double glazed double door to garden, under stairs storage cupboard.



Lounge

16' 6" x 12' 9" (5.03m x 3.89m)

Two uPVC double glazed windows to rear, feature electric fireplace, two radiators, telephone point, TV point.

Master Bedroom

13' 5" x 9' 0" (4.09m x 2.74m)

uPVC double glazed window to front, double radiator, telephone point, TV point, 2 double wardrobes, door to:

En-Suite

6' 8" x 6' 7" (2.03m x 2.01m)

Fitted with a three piece suite comprising: tiled double shower enclosure, pedestal wash hand basin and low level w.c with concealed cistern, heated towel rail, extractor fan, shaver point, half height tiling to all walls, obscure uPVC double glazed window to front, ceramic tiled flooring and recessed ceiling spotlights.

Landing

With smoke detector, access to loft, airing cupboard housing hot water tank with immersion and slatted shelving, doors to:

Bedroom Two

14' 2" x 9' 1" (4.32m x 2.77m)

uPVC double glazed window to front, radiator, TV point.

Bedroom Three

12' 2" x 9' 1" (3.71m x 2.77m)

uPVC double glazed window to rear, radiator, TV point.

Bedroom Four

9' 7" x 7' 2" (2.92m x 2.18m)

uPVC double glazed window to rear, radiator, TV point.

Bathroom

7' 3" x 6' 7" (2.21m x 2.01m)



Fitted with a three piece suite comprising: panelled bath with shower over and folding glass screen, pedestal wash hand basin and low-level toilet, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC obscure double glazed window to the front, ceramic tiled flooring and recessed ceiling spotlights.

Front & Rear Garden

To the front there is an enclosed garden with a paved path to the front door and stocked borders. To the rear the enclosed garden is mainly laid to lawn with a paved patio, a paved path, summer house and







pedestrian access to rear and parking.

Garage

Single brick built garage en-block with up and over door, allocated off road parking space in front of garage.

Council Tax

Band E

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.

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.

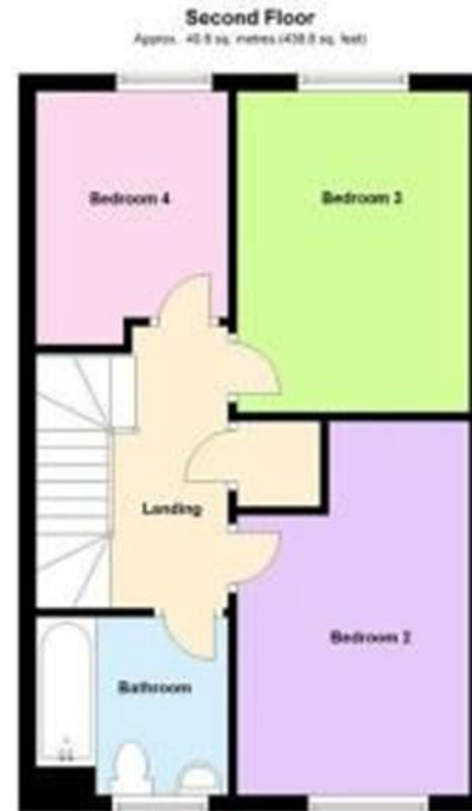
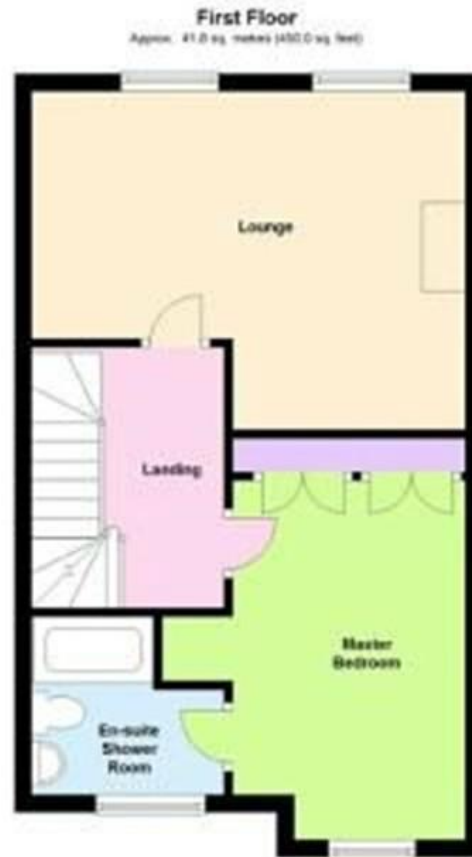
Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory periodic (rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.

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).





Total area: approx. 124.3 sq. metres (1338.4 sq. feet)

Floor plans are for illustration only and should only be used as a guide.
Plan produced using PlanUp.