



EDWARD KNIGHT
ESTATE AGENTS

DOMINIC APARTMENTS, NEWBOLD ROAD, RUGBY, WARWICKSHIRE, CV21 2LQ

£875 PCM – FEES APPLY





A particularly good size modern two bedroom first floor apartment conveniently located in a quiet location within walking distance of Rugby town centre and railway station. The accommodation briefly comprises: entrance hall, open plan lounge/kitchen with integrated appliances, two good size double bedrooms with fitted cupboards and a shower room. The property further benefits from uPVC double glazing, electric central heating and off-road parking. Available late July. Unfurnished. Energy rating D.

ENTRANCE HALL

Enter via a solid timber panel entrance door with wall mounted electric panel heater, understairs storage area and stairs rising to the first floor.

STAIRS & LANDING

A dog leg stairs case with an obscure uPVC double glazed window at the turn. Wall mounted intercom entry phone. Wall mounted timer thermostat for central heating. Loft hatch. Built-in cupboard housing a Potterton electric central heating boiler, electric consumer unit and a further storage space. Doors to all further first floor accommodation.



LOUNGE/KITCHEN

18' 10" x 10' 6" (5.74m x 3.20m)

A range of white shaker style eye and base level units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel sink and drainer with a mixer tap over. Built-in stainless steel single electric oven, four ring black ceramic hob, black glass splash back and chimney extractor hood. Integrated washing machine and a fridge. Recessed ceiling spotlights to the kitchen area.

Ceiling mounted heat sensor. Integrated TV and satellite point. Telephone point. Single panel radiator with thermostat control. uPVC double glazed window to the rear aspect. uPVC double glazed French doors to the rear aspect.

BEDROOM ONE

13' 4" x 10' 11" (4.06m x 3.33m)

uPVC double glazed French doors to the rear aspect. uPVC double glazed window to the side aspect. Single panel radiator with thermostat control. TV aerial point. Built-in storage cupboard with a slatted shelf.

BEDROOM TWO

14' 7" x 10' 6" (4.44m x 3.20m)

uPVC double glazed window to the side aspect. Single panel radiator with thermostat control. TV aerial point. Built-in storage cupboard with a slatted shelf.

SHOWER ROOM

8' x 6' 5" (2.44m x 1.96m)

White suite comprising: low level close coupled toilet, pedestal wash hand basin and a shower enclosure with wall mounted electric shower. Polished tiled floor. Recessed ceiling spotlights. Extractor fan. Electric shaver socket. Chrome heated towel rail radiator.

PARKING

Off-road parking space for one vehicle.

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.

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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	57	58
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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