



**EDWARD KNIGHT**  
ESTATE AGENTS

ABBEY STREET, RUGBY, WARWICKSHIRE, CV21 3LL

£950 PCM – FEES APPLY





A deceptively spacious four bedroom mid terrace property located within easy walking distance of Rugby railway station and town centre. The accommodation briefly comprises: entrance hall, lounge, dining room, refitted kitchen, two double and two single bedrooms & refitted bathroom with shower. Further benefits include gas fired central heating, uPVC double glazing, rear garden with lawn, patio & shed and a small car garage/workshop/store. Unfurnished. Available late June. Energy rating D.

#### **Entrance Hall**

Enter via part obscure glazed entrance door. With wood effect laminate floor. Stairs rising to first floor. Radiator. Central heating controls. Electric fuse box and meter. Door to dining room. Door to:

#### **Lounge**

12' 11" x 10' 1" (3.94m x 3.07m)

With uPVC double glazed window to the rear. Radiator. Wood effect laminate floor.

#### **Dining Room**

10' 3" x 9' 11" (3.12m x 3.02m)

With uPVC double glazed window to the side aspect. Wood effect laminate floor. Radiator. Cable point. Smoke alarm. Door to:

#### **Kitchen**

11' 10" x 10' 4" (3.61m x 3.15m)

With a range of light wood effect kitchen units surmounted by roll-top worksurfaces. Inset stainless steel sink and drainer with mixer tap. Tiled splashbacks. Built-in single electric oven, black ceramic hob and chimney extractor hood. Wall mounted combination boiler. Radiator. Tiled floor. Space for fridge freezer. Plumbing for washing machine. uPVC double glazed window and door to the side aspect.



### Stairs & Landing

With access to loft space and smoke alarm. Doors to all first floor accommodation.

### Bedroom One

13' 3" x 12' 10" (4.04m x 3.91m)

With uPVC double glazed window to the rear aspect. Radiator. Cable phone point.

### Bedroom Two

12' 11" x 11' 11" (3.94m x 3.63m)

With two uPVC double glazed windows to the front aspect. Radiator.

### Bedroom Three

9' 7" x 6' 9" (2.92m x 2.06m)

With uPVC double glazed window to the front aspect. Radiator.

### Bedroom Four

9' 11" x 5' 10" (3.02m x 1.78m)

With uPVC double glazed window to the rear aspect. Radiator.

### Bathroom

With refitted white suite comprising: panelled bath with combi shower over, pedestal wash hand basin and low level toilet. Tiled splashback areas. Tiled floor. Radiator. Obscure uPVC double glazed window to the side aspect.

### Front Garden

With concrete path leading to the front door with brick walls either side. Concrete ramp leading to integral store with up and over door to the front, gas meter and shelving internally.

### Rear Garden

Concrete patio area to the side of the property with lockable timber gate to the side access passage way.



Area laid to lawn with concrete path leading to the bottom of the garden. Timber shed. Shrub hedgerows to all sides. Outside tap.

### Council Tax

Band A





## 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>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	55	
(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 