



EDWARD KNIGHT
ESTATE AGENTS

FLAT 4, WOODSIDE HOUSE, 118 AVENUE ROAD, RUGBY, CV21 2JL

£750 PCM





Edward Knight are delighted to offer for let this first floor modern two bedroom apartment in a purpose-built block of six within easy reach of Rugby town centre and the western relief road. The accommodation briefly comprises: entrance hall, open plan living kitchen dining room with integrated appliances, two double bedrooms with built-in wardrobes and a bathroom. The properties further benefit from gas fired central heating, uPVC double glazing, intercom entry, one allocated parking space and a communal garden. Available late January. Unfurnished. Energy rating B.

ENTRANCE HALL

Wall mounted electric consumer unit. Intercom entry phone. Built-in double sliding door fronted storage cupboard. Single panel radiator with thermostat control. Doors to all further accommodation.

OPEN PLAN LIVING KITCHEN DINER

20' 8" max x 13' 3" max (6.3m x 4.04m)

Two uPVC double glazed windows. Double panel radiator with thermostat control. Wood effect flooring. TV aerial socket. Recessed ceiling spotlights to the living area. A range of grey eye and base level units surmounted by complimentary marble effect work surfaces. Inset stainless steel sink and drainer with mixer tap over. Built-in stainless steel single electric oven, black ceramic hob and chimney extractor hood. Integrated washing machine and fridge freezer.

BEDROOM ONE

10' 2" min x 8' 5" (3.1m x 2.57m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. Double sliding door fronted wardrobe.

BEDROOM TWO

10' 2" min x 8' 4" (3.1m x 2.54m)

uPVC double glazed window to the rear aspect. Single

panel radiator with thermostat control. Double sliding door fronted wardrobe.

BATHROOM

7' 6" x 5' 5" (2.29m x 1.65m)

White suite comprising: vanity unit with inset wash hand basin and low-level toilet and a panelled bath with separate taps and thermostatic shower over. Marble effect splashback areas. Vinyl floor. Wall mounted extractor fan. Chrome heated towel rail radiator. Obscure UPVC double glazed window to the side aspect.

PARKING AND COMMUNAL GROUNDS

One allocated parking space per flat is available at the rear of the building.

All tenants have use of a garden area with picnic benches.

Secure intercom entry into the building.

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

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) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 