



EDWARD KNIGHT
ESTATE AGENTS

STATION AVENUE, HOULTON, RUGBY, CV23 1BF

£1,150 PCM – FEES APPLY





Edward Knight are delighted to offer for let this brand new two bedroom first floor apartment located in the highly desirable development of Houlton. Situated in the outskirts of Rugby, Houlton offers excellent commuter access to motorways via junction 18 of the M1 & Rugby railway station. The well appointed accommodation briefly comprises: entrance hall with utility cupboard, living kitchen dining room with integrated appliances, two double bedrooms with wardrobes, an en-suite shower room & a bathroom. The apartment further benefits from dual zone central heating, uPVC double glazing, secure intercom entry & two allocated parking spaces. Available now. Unfurnished. Energy rating B.

ENTRANCE HALL

Intercom entry phone. Single panel radiator. Recessed ceiling spotlights. Smoke alarm. Timer thermostat for the central heating. Double door cupboard housing a washing machine and tumble dryer along with the electric consumer unit, fan and light. Doors to all further accommodation.

LIVING KITCHEN DINING ROOM

19' 5" x 11' 7" (5.92m x 3.53m)

UPVC double glazed French doors opening to a Juliet balcony. UPVC double glazed window. Two radiators with thermostat controls. A range of white gloss kitchen units surmounted by wood effect worksurfaces. Inset stainless steel sink and drainer with mixer tap over. Built-in stainless steel single electric oven, four ring gas hob and chimney extractor hood. Integrated fridge freezer. Recessed ceiling spotlights to the kitchen area integrated dishwasher. TV and Virgin Media socket.

BEDROOM ONE

13' 5" x 9' 6" (4.09m x 2.9m)

Two UPVC double glazed windows. Double panel radiator. Timer thermostat for independent bedroom heating. Built-in triple door wardrobe. Door to:



ENSUITE

White suite comprising: low-level close-coupled toilet, pedestal wash hand basin and fully tiled shower enclosure with thermostatic shower. Fully tiled walls. Vinyl floor. Recessed ceiling spotlights. Electric shaver socket. Heated towel rail radiator with thermostat control. Obscure UPVC double glazed window.

BEDROOM TWO

11' 7" x 8' 9" (3.53m x 2.67m)

UPVC double glazed window. Double panel radiator with thermostat control. Fitted triple door wardrobe.

BATHROOM

6' 9" x 6' 5" (2.06m x 1.96m)

White suite comprising: low-level close-coupled toilet, pedestal wash hand basin and panelled bath. Tiling to splashback areas. Recessed ceiling spotlights. Vinyl floor. Extractor fan. Heated towel rail radiator with thermostat control.

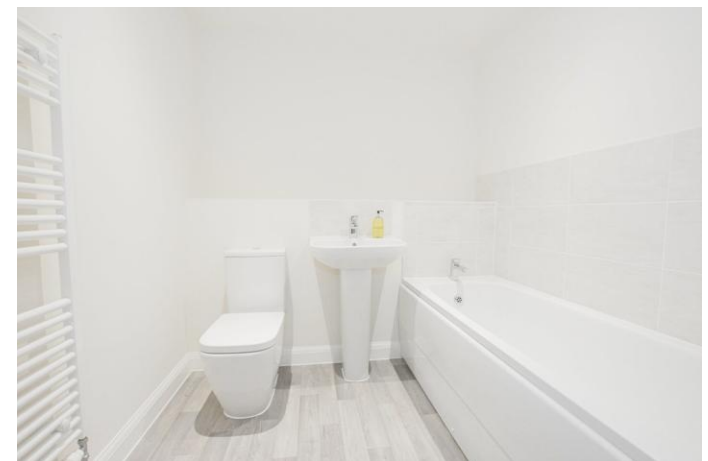
PARKING & COMMUNAL AREAS

Two allocated parking spaces. Secure intercom entry

COUNCIL TAX

Band - TBC





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

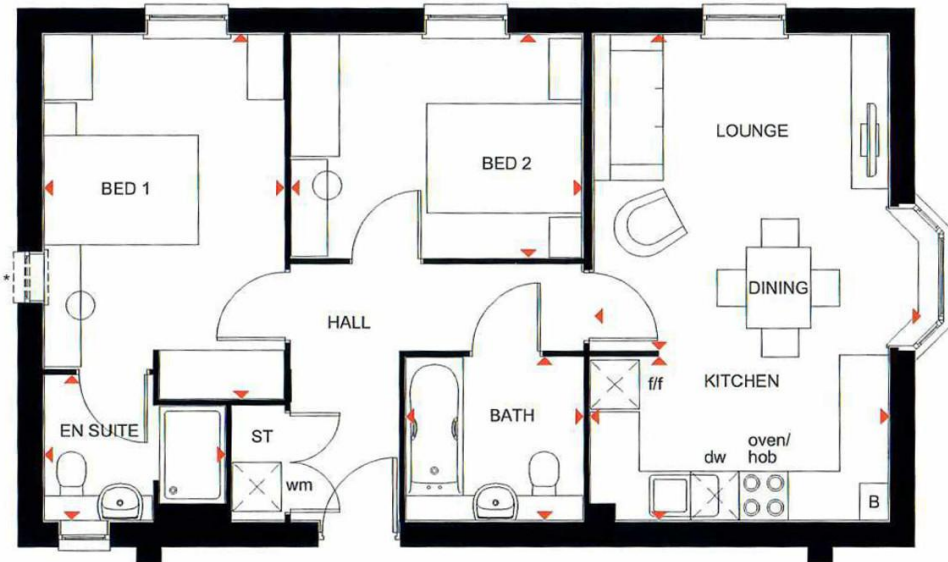
periodic (rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.

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>		
(92-100) A		
(81-91) B	84	84
(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 