



EDWARD KNIGHT
ESTATE AGENTS

23 ARNOLD STREET, RUGBY, CV21 3HD

£1,250 PCM





PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to offer for let this attractive, three bedroom Victorian terraced property which is situated on a quiet town centre road just a few minutes from central Rugby. This characterful home is perfectly presented throughout and includes a beautiful well tended rear garden and garage.

The ground floor accommodation includes a spacious lounge to the front of the property, dining room, fitted kitchen, utility room and downstairs toilet. The first floor includes three bedrooms and a beautifully modernised family bathroom, the master bedroom also benefits from an en suite shower room.

Externally, the property has a low maintenance front garden with gated access and a beautiful back garden with two small patio areas, perfect for alfresco dining. This property also benefits from a garage directly accessed from Arnold Street. Available end August. Energy rating D



LOCATION

Arnold Street is a particularly popular location in central Rugby that is just a few minutes walk to the town centre shopping areas and Rugby Railway Station.

Rugby's town centre offers high street and independent retail outlets and a variety of bistro's, restaurants and coffee shops. Lawrence Sheriff grammar school for boys and the world renowned Rugby School are both within a ten minute walk of the property, while Rugby High School for girls and a good range of state and independent schools are available just a short drive from the town centre.

Rugby is conveniently situated in close proximity to major rail and road links. The property is just a 3 minute walk to Rugby Railway Station with Euston only 50 minutes away. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities such as Birmingham, Coventry, Leamington Spa and Northampton.







ENTRANCE HALL

3' 1" x 23' 4" (0.94m x 7.11m)

LIVING ROOM

13' 2" x 12' 1" (4.01m x 3.68m)

DINING ROOM

13' 5" x 9' 10" (4.09m x 3m)

CELLAR

13' 2" x 11' 9" (4.01m x 3.58m)

KITCHEN

10' 10" x 9' 2" (3.3m x 2.79m)

REAR LOBBY

8' 7" x 2' 7" (2.62m x 0.79m)

UTILITY ROOM

5' 6" x 6' 2" (1.68m x 1.88m)

W.C

2' 9" x 6' (0.84m x 1.83m)

FAMILY BATHROOM

12' 9" x 4' 9" (3.89m x 1.45m)

MASTER BEDROOM

15' 8" x 12' (4.78m x 3.66m)

ENSUITE

3' 7" x 6' 2" (1.09m x 1.88m)

BEDROOM TWO

10' 5" x 9' 8" (3.18m x 2.95m)

BEDROOM THREE

7' 8" x 9' 8" (2.34m x 2.95m)

OUT HOUSE

9' 7" x 10' 1" (2.92m x 3.07m)

GARAGE

16' 2" x 9' 7" (4.93m x 2.92m)

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.

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).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		