



EDWARD KNIGHT
ESTATE AGENTS

ALEXANDRA ROAD, RUGBY, WARWICKSHIRE, CV21 2SY

£900 PCM – FEES APPLY





A recently improved good size two bedroom traditional mid terrace property located within walking distance of Rugby town centre & railway station. The newly decorated & carpeted accommodation briefly comprises: entrance hall, lounge, dining room, kitchen, two double bedrooms & a first floor bathroom. The property further benefits from gas fired central heating, uPVC double glazing & a low maintenance rear yard with brick store. Available now. Unfurnished. Energy rating C.

ENTRANCE HALL

Enter via a timber panel door. Original multicoloured tiled floor. Single panel radiator with thermostat control. Under stairs storage cupboard with electric consumer unit. Door to the dining room. Door to:

LOUNGE

14' 1" x 10' 0" (4.29m x 3.05m)
uPVC double glazed bay window to the front aspect. Single panel radiator with thermostat control. Decorative tiled fireplace. Satellite and telephone connections. Cornicing. Wall mounted lights.

DINING ROOM

13' 2" x 11' 11" (4.01m x 3.63m)
uPVC double glazed window to the rear aspect. Single panel radiator. Coving. Door to the stairwell. Door to:



KITCHEN

15' 1" x 7' 8" (4.6m x 2.34m)

A refitted range of eye and base level units surmounted by wood block effect work surfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Tiling to splashback areas. Freestanding cooker with integrated four ring gas hob and chimney extractor hood. Washing machine. Space for a fridge freezer. Wall mounted combination central heating boiler. Vinyl floor. Single panel radiator. Two uPVC double glazed windows to the side aspect. Part obscure double glazed uPVC door to the garden.

STAIRS & LANDING

Single panel radiator with thermostat control. Store room with obscure uPVC double glazed window to the side aspect and a built-in storage cupboard. Doors to all further first floor accommodation:

BEDROOM ONE

13' 1" x 11' 9" (3.99m x 3.58m)

uPVC double glazed window to the front aspect. Single panel radiator. Decorative cast iron fireplace.

BEDROOM TWO

11' 9" x 10' 1" (3.58m x 3.07m)

uPVC double glazed window to the rear aspect. Double panel radiator. Decorative cast iron fireplace. Built-in storage cupboard with shelving.

BATHROOM

9' 3" x 7' 6" (2.82m x 2.29m)

White suite comprising: low-level toilet, pedestal wash hand basin and panelled bath with electric shower over. Tiling to half height. Vinyl floor. Single panel radiator. Obscure uPVC double glazed window to the rear aspect.



FRONT GARDEN

Low maintenance fore garden retained by brick walls. Steps to the front door with open porch.

REAR GARDEN

Laid to concrete or concrete slabs and enclosed by timber fencing to all sides with a timber gates to the rear. Brick-built outside storage room.

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		89
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM