



**EDWARD KNIGHT**  
ESTATE AGENTS

LONDON ROAD, STRETTON ON DUNSMORE, RUGBY, CV23 9HY

£900 PCM – FEES APPLY





A good size two bedroom ground floor flat located just off the A45 near Stretton-on-Dunsmore. The location is ideal for road commuters with the A45 providing easy access to Rugby, Coventry, Leamington, Warwick & Birmingham. The accommodation briefly comprises: lounge/dining room with bay window, refitted kitchen, utility room, conservatory, good size main bedroom, second single bedroom, a refitted bathroom & a separate shower room. The property further benefits from off-road parking, uPVC double glazing, electric heaters including some high retention storage heaters & the potential use of gardens. Available now. Unfurnished. Energy rating E.

#### **CONSERVATORY**

15' 6" x 7' 6" (4.72m x 2.29m)

Enter via uPVC double glazed doors. Being of uPVC double glazed construction with a polycarbonate roof. Wall mounted electric panel heater. Wall mounted lights. Tiled floor. Part double glazed uPVC door to the main bedroom. Part double glazed uPVC door to:

#### **INNER LOBBY**

Tiled floor. Ceiling mounted smoke alarm. Doors to the kitchen and second bedroom. Door to:

#### **LOUNGE/DINING ROOM**

20' 3" x 13' 0" (6.17m x 3.96m)

uPVC double glazed bay window to the front aspect. uPVC double glazed window to the front aspect. uPVC double glazed patio doors to the side aspect. Wall mounted high retention storage heater. Standard storage heater. TV and telephone connection points. Picture rail. Alcove shelving. uPVC double glazed internal window to the Conservatory.



### KITCHEN

9' 7" x 9' 1" (2.92m x 2.77m)

A refitted range of base level units surmounted by wood effect work surfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Built-in single electric oven and black ceramic hob. Under counter fridge and freezer. Tiled splashback areas. Tiled floor. Wall mounted extractor fan. Electric consumer unit. Floor level warm air heater. uPVC double glazed windows to the side and rear aspects. Door to:

### SHOWER ROOM

Low level close coupled toilet, wall mounted wash hand basin and fully tiled shower enclosure with electric shower. Tiled floor. Recessed ceiling spotlights. Wall mounted extractor fan. Wall mounted warm air heater. Obscure uPVC double glazed window to the front aspect.

### BEDROOM TWO

9' 1" x 7' 4" (2.77m x 2.24m)

uPVC double glazed window to the front aspect. TV aerial socket.

### BEDROOM ONE

15' 5" x 14' 7" (4.7m x 4.44m)

uPVC double glazed window to the side aspect. Two electric storage heaters. Ceiling mounted smoke alarm. Door to:

### UTILITY ROOM

8' 9" x 6' 3" (2.67m x 1.91m)

Refitted base level units surmounted by contrasting worktops. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Space and plumbing for a washing machine and tumble dryer. Ceiling mounted heat sensor. Floor level warm heater. uPVC double glazed window to the side aspect. uPVC part double glazed door to the rear. Door to:



### BATHROOM

9' 9" x 6' 2" (2.97m x 1.88m)

White suite comprising: low-level toilet, pedestal wash hand basin and panelled P-shaped bath with electric shower over. Tiling to splashback areas. Tiled floor. Wall mounted extractor fan. Wall mounted warm air fan heater. uPVC double glazed window to the side aspect.

### OUTSIDE

Parking available in front of the flat. Potential to have use of garden areas which are currently overgrown through lack of use.





## 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](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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		64
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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