



EDWARD KNIGHT
ESTATE AGENTS

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

£800 PCM – FEES APPLY





A two bedroom first 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, kitchen, two bedrooms & a refitted bathroom. The property further benefits from off-road parking, uPVC double glazing, electric heaters including a high retention storage heater & a small veranda. Available now. Unfurnished. Energy rating E.

LOUNGE/DINING ROOM

14' 4" x 13' 1" (4.37m x 3.99m)

Enter via a part double glazed uPVC door. uPVC double glazed windows to the front and rear aspects. Wall mounted high efficiency storage heater. Wall mounted electric panel heater. TV socket. Door 2:

INNER HALLWAY

Four uPVC double glazed windows to the front aspect. Two wall mounted electric panel heaters. Ceiling mounted smoke alarms. Electric consumer units. Doors to all further accommodation:

KITCHEN

9' 0" x 8' 5" (2.74m x 2.57m)

Refitted eye and base level units surmounted by contrasting worktops. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Tiling to splashback areas. Built-in stainless steel single electric oven, solid plate hob and chimney extractor hood. Space and plumbing for a washing machine and fridge freezer. Wood effect laminate floor. Floor level warm air heater. uPVC double glazed window to the rear aspect.

BEDROOM ONE

14' 2" x 9' 1" (4.32m x 2.77m)

uPVC double glazed window to the rear aspect. Wall mounted electric panel heater. Built-in airing cupboard. TV socket.



BEDROOM TWO

8' 8" x 8' 1" (2.64m x 2.46m)

uPVC double glazed window to the rear aspect. Wall mounted electric panel heater. Decorative fireplace.

BATHROOM

8' 8" x 4' 8" (2.64m x 1.42m)

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

ACCESS

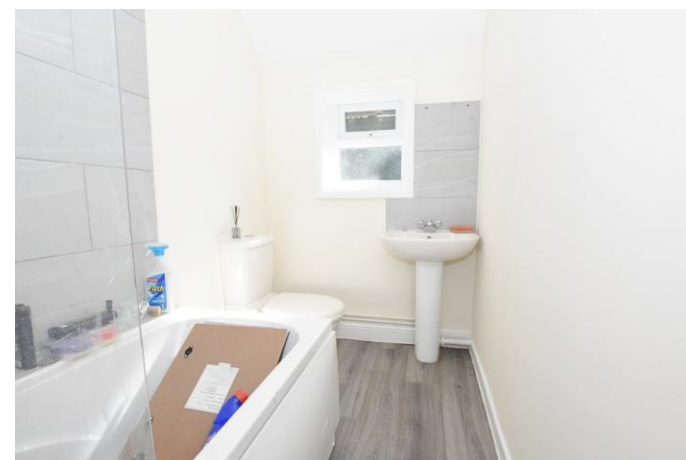
The flat is located at the top of an external timber staircase with small timber veranda at the top.

PARKING

Off-road parking is available to the front of the flat.

COUNCIL TAX

Band A



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.

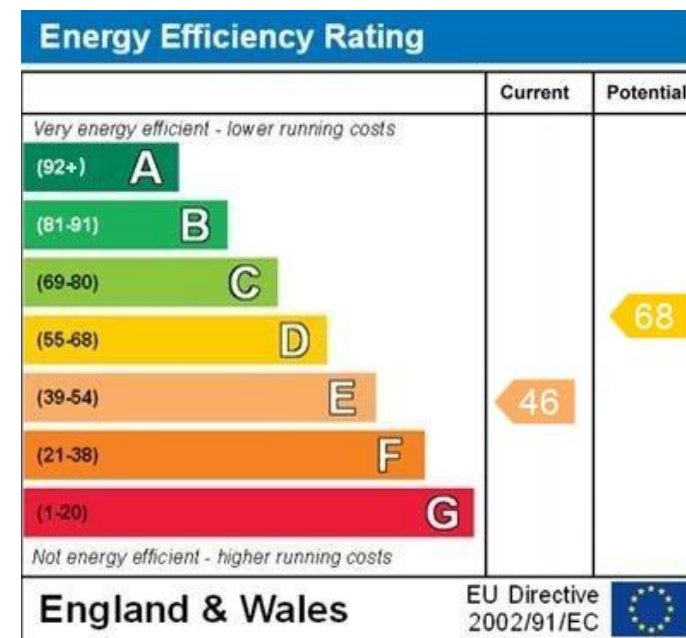
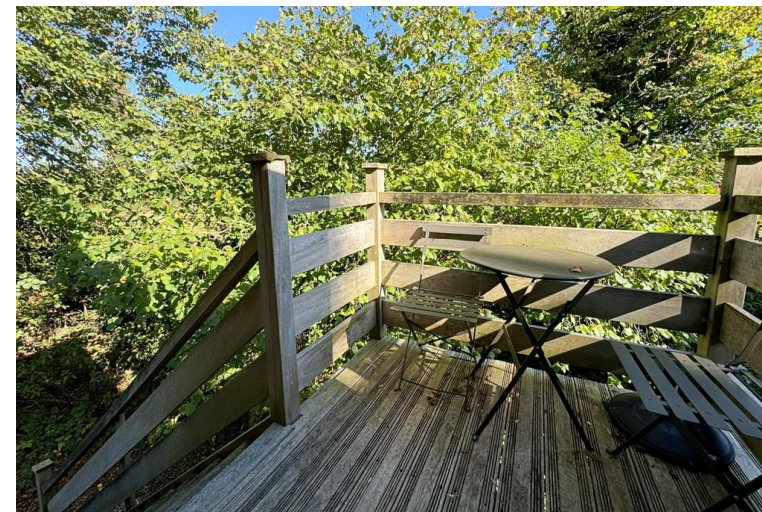
Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will 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).



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