



**EDWARD KNIGHT**  
ESTATE AGENTS

FOLLAGER ROAD, RUGBY, WARWICKSHIRE, CV21 2HF

£625 PCM – FEES APPLY







A modern one bedroom flat conveniently situated in a quiet location for access to Rugby town centre. The accommodation briefly comprises: open plan lounge/kitchen, bedroom & shower room with utility area. The property further benefits from: gas fired central heating, uPVC double glazing, allocated parking space and communal gardens. Fixed monthly price of £100 for gas, water, electric and communal facilities. Available end October. Furnished. Energy rating C.

#### **Entrance Lobby**

Enter via a solid entrance door. With single panel radiator. Wood effect laminate floor. Built-in storage cupboard with shelving and electric consumer unit. Door to Shower Room. Opening through to:

#### **Lounge/Kitchen**

14' 1" x 8' 9" (4.29m x 2.67m)

With two uPVC double glazed windows. Double panel radiator. Wood effect laminate floor. TV and satellite connections. Timer controls for central heating. Opening through to Bedroom.

#### **Kitchen Area**

With a range of base level units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel sink with mixer tap over. Built-in stainless steel single electric oven and two ring electric hob. Fridge freezer. Vinyl floor. Extractor fan. Recessed spotlights.

#### **Bedroom**

8' 0" x 7' 7" (2.44m x 2.31m)

With a uPVC double glazed window. Single panel radiator. Wood effect laminate floor. Built-in wardrobe space.

#### **Shower Room With Utility Area**

With a white suite comprising: pedestal wash hand basin, low level close coupled toilet and shower



enclosure. Single panel radiator. Extractor fan. Vinyl floor. Washing machine.

#### **Communal Gardens & Parking**

One allocated parking space in the communal car park. Communal gardens with seating and BBQ area.

#### **Council Tax**

Band A

#### **Monthly Utility Charge**

On top of the rent, a monthly payment of £100 is due to cover the cost of all gas, water and electric used.

#### **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](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).

