



EDWARD KNIGHT
ESTATE AGENTS

DUKE STREET, RUGBY, WARWICKSHIRE, CV21 2NA

£775 PCM – FEES APPLY





A newly updated modern one bedroom ground floor apartment situated within walking distance of Rugby town centre. This energy efficient apartment has been newly decorated & all flooring has been replaced. The accommodation briefly comprises: entrance hall, open plan lounge/kitchen with appliances, double bedroom & a newly refitted shower room. Further benefits include gas central heating, uPVC double glazing & use of a small garden area. Available now. Unfurnished. Energy rating B.

ENTRANCE HALL

New wood flooring. Built-in storage cupboard. Single panel radiator. Wall mounted heating controls. Smoke alarm. Doors to all further accommodation:

OPEN PLAN LIVING KITCHEN DINER

14' 9" x 14' 3" (4.5m x 4.34m)

LIVING DINING AREA

Two uPVC double glazed windows to front aspect. Radiator with thermostat control. TV aerial point. Cupboard housing the combination central heating boiler. New wood flooring.

KITCHEN AREA

L-shaped kitchen with a range of base and eye level units surmounted by roll-top work surfaces. Inset stainless steel sink and drainer with mixer tap over. Built-in single electric oven and four ring electric hob with chimney extractor over. Integrated fridge/freezer. Washing machine. New wood flooring. Recessed ceiling spotlights.

BEDROOM

12' 8" x 9' 8" (3.86m x 2.95m)

Two uPVC double glazed windows to the rear aspect. Double panel radiator with thermostat control. Built-in wardrobe.



SHOWER ROOM

Newly fitted white suite comprising: wash hand basin with vanity unit under, low level toilet with concealed cistern & walk-in shower with thermostatic rain effect shower & toiletries recess. Recessed ceiling spotlights. Wall mounted extractor fan. Electric shaver socket. Wood effect flooring. Contemporary graphite heated towel rail radiator. Obscure uPVC double glazed window to the side aspect.

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

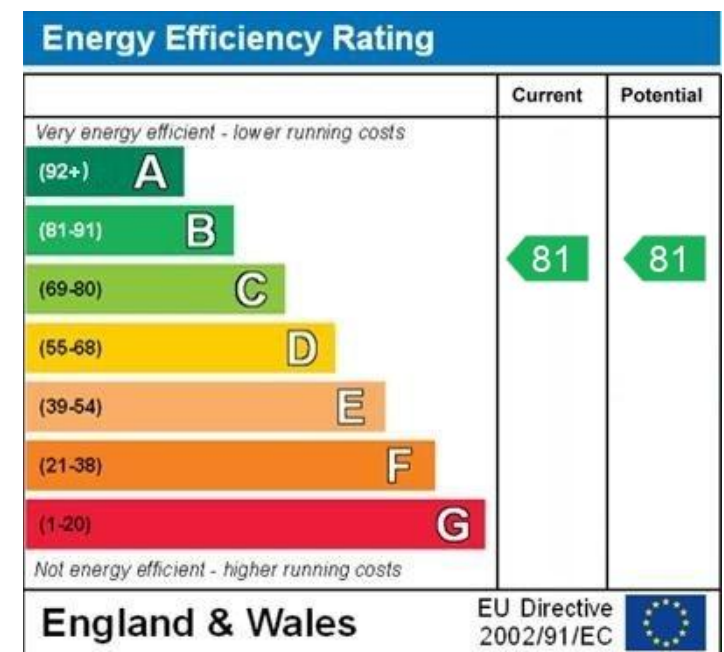
periodic (rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.

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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