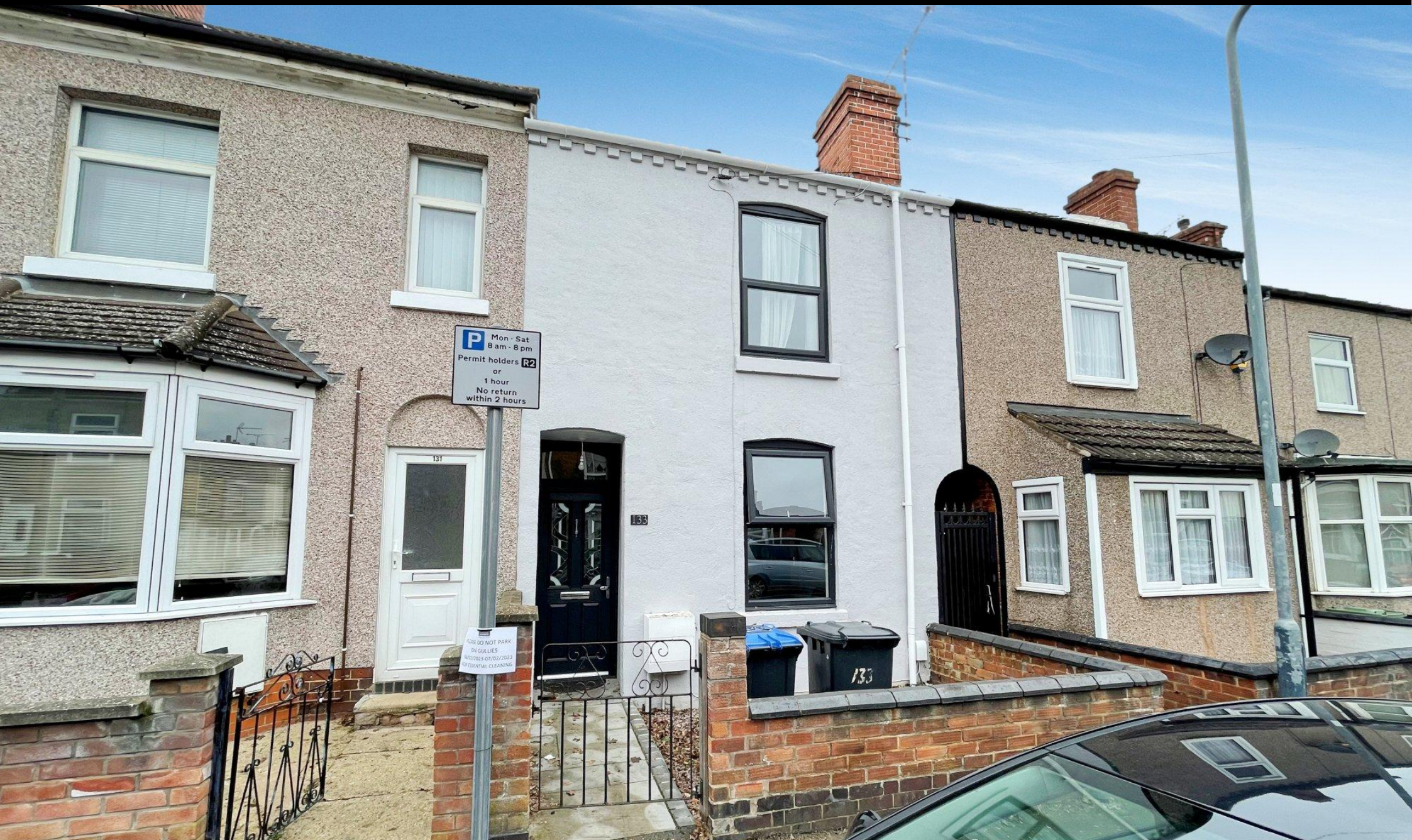




EDWARD KNIGHT
ESTATE AGENTS

OXFORD STREET, RUGBY, CV21 3LZ

£1,100 PCM – FEES APPLY





A modernised three bedroom period terrace with parking located within walking distance of Rugby town centre and railway station. The accommodation briefly comprises: entrance hall, lounge, dining room, refitted kitchen, refitted ground floor bathroom, three bedrooms and a first floor w.c. The property further benefits from gas fired central heating, uPVC double glazing and a good size rear garden with gated parking. Available mid/late April. Unfurnished. Energy rating D.

ENTRANCE HALL

Enter via composite panel effect door with obscure double glazed inserts. Double panel radiator. Tiled floor. Stairs rising to the first floor. Glazed casement door to:

DINING ROOM

11' 9" x 10' 8" (3.58m x 3.25m)

uPVC double glazed patio doors to the rear garden. Vertical column style radiator. Wood effect laminate flooring. Built-in under stairs storage cupboard with power socket. Glazed casement door to the kitchen. Double opening casement doors to:

LOUNGE

11' 1" x 10' 4" (3.38m x 3.15m)

uPVC double glazed window to the front aspect. Double panel radiator with thermostat control. Wood effect laminate flooring. TV and telephone connections. Cupboard housing the electric consumer unit.

KITCHEN

10' 10" x 8' 1" (3.3m x 2.46m)

A refitted range of eye and base level units surmounted by wood effect worksurfaces. Inset composite 1.5 bowl sink and drainer with mixer tap over. Tiling to splashback areas. Built-in stainless steel single electric oven, four ring gas hob and chimney extractor hood. Concealed gas fired combination central heating boiler. Recessed ceiling spotlights. Tiled



floor. uPVC double glazed window to the side aspect. Door to:

GROUND FLOOR BATHROOM

7' 11" x 7' 3" (2.41m x 2.21m)

Refitted white suite comprising: wash hand basin with vanity unit under, low-level close coupled toilet and P-shaped panelled bath with thermostatic shower over. Tiling to splashback areas. Tiled floor. Recessed ceiling spotlights. Extractor fan. Contemporary column style radiator. Heated towel rail radiator. Obscure uPVC double glazed window to the side aspect.

STAIRS & LANDING

Loft hatch. Built-in overstairs storage cupboard. Doors to all further first floor accommodation.

BEDROOM ONE

15' 3" x 11' 0" (4.65m x 3.35m)

uPVC double glazed window to the front aspect. Double panel radiator.

BEDROOM TWO

11' 9" x 9' 5" (3.58m x 2.87m)

uPVC double glazed window to the rear aspect. Double panel radiator with thermostat control.

BEDROOM THREE

8' 0" x 7' 9" (2.44m x 2.36m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control.

FIRST FLOOR W.C

Low-level close coupled toilet with integrated wash hand basin. Tiling to splashback area. Tiled floor. Ceiling mounted extractor fan.

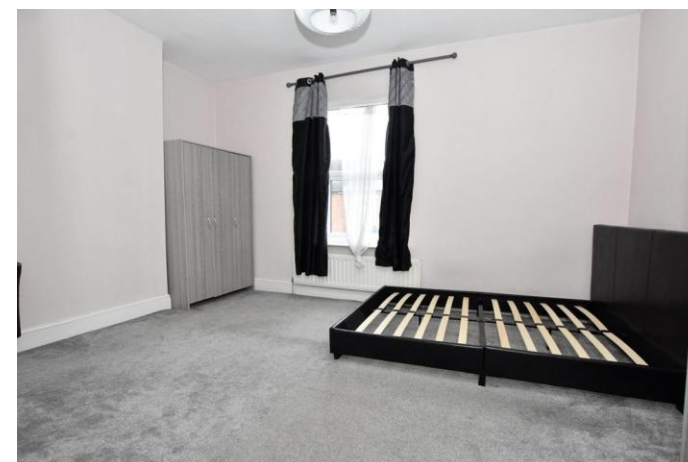


FRONT GARDEN

Low maintenance gravelled fore garden retained by brick walls with a slab path leading to an open porch. Shared access down the side of the property via a lockable gate.

REAR GARDEN

Slab side return with timber gate leading to the shared side access. Cold water tap. The majority of the garden is laid to lawn with a slab path leading to a gravel parking area. Timber shed. Double opening swing gates to the rear to allow vehicular access. Enclosed by brick walls and timber fencing.





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).

