



**EDWARD KNIGHT**  
ESTATE AGENTS

LOWER HILLMORTON ROAD, RUGBY, CV21 3TQ

£895 PCM – FEES APPLY







Edward Knight are delighted to offer for let this modern two bedroom first floor duplex apartment conveniently located within walking distance of Rugby town centre and railway station. The apartment has been finished to a high standard and briefly comprises: entrance hall with storage, open plan lounge/kitchen with integrated appliances, two spacious bedrooms with fitted wardrobes and quality shower room. The property further benefits from gas fired central heating, uPVC double glazing, off-road parking and intercom entry. Available late May. Unfurnished. Energy rating B.

#### **ENTRANCE HALL**

Enter via a woodgrain effect panel door. Double panel radiator with thermostat control. Intercom entry phone. Recessed ceiling spotlights. Smoke alarm. Wall mounted thermostat for central heating. Two built-in double door storage cupboards housing the electric consumer unit and heating timer controls. Stairs rising to the second floor. Doors to the shower room and:

#### **OPEN PLAN LOUNGE/KITCHEN**

15' 9" x 14' 7" (4.8m x 4.44m)

Two UPVC double glazed windows to the rear aspect. Double panel radiator with thermostat. TV, cable and telephone connections. Recessed ceiling spotlights. A range of eye and base level units surmounted by wood effect roll edge worksurfaces. Inset stainless steel sink and drainer with mixer tap over. Built-in stainless steel single electric oven, four ring ceramic hob and chimney extractor hood. Integrated fridge freezer. Integrated washing machine.

#### **SHOWER ROOM**

7' 8" x 5' 8" (2.34m x 1.73m)

White suite comprising: low-level close coupled toilet, pedestal wash and basin and fully tiled shower enclosure with thermostatic shower. Tiling to splashback areas. Tiled floor. Recessed ceiling spotlights. Ceiling mounted extractor fan. Electric shaver socket. Chrome



heated towel radiator.

#### STAIRS

Double panel radiator with thermostat. Ceiling mounted smoke alarm. Doors to all further accommodation.

#### BEDROOM ONE

17' 2" max x 12' 8" (5.23m x 3.86m) to under eaves  
Double glazed skylight windows to twp aspects. Two double panel radiators with thermostat controls. TV aerial point. Double door fitted wardrobe.

#### BEDROOM TWO

17' 6" max x 12' 9" (5.33m x 3.89m) to under eaves  
Double glazed skylight windows to 2 aspects. Double panel radiator with thermostat. TV aerial point. Built-in wardrobe.

#### OUTSIDE

One off-road parking space available in the front car park. Secure intercom entry in to the communal hallways.

#### UTILITY CHARGE

The central heating and hot water are supplied by a communal boiler, so a charge of £65 pcm will be payable with the rent to cover the cost of the gas and water used to make the hot water & central heating. All other utilities are payable directly to the supplier.

#### COUNCIL TAX

Band B





## FEES

### Fees Payable By Tenants:

Holding Deposit: equivalent to 1 weeks rent will be taken prior to references being applied for.

Company Application Fee: £500 plus VAT (plus check-out fee of £100 plus VAT)

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.

Utilities: including communication services and 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.

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).

