



EDWARD KNIGHT
ESTATE AGENTS

FLAXDOWN GARDENS, COTON PARK, RUGBY, WARWICKSHIRE, CV23 0GX

£850 PCM – FEES APPLY





A modern two bedroom top floor apartment located in the popular residential development of Coton Park, which is ideally located for commuters close to Junction 1 of the M6 whilst offering easy access to retail parks & Rugby railway station. The accommodation briefly comprises: entrance hall, lounge/dining room with kitchen off, main bedroom with fitted wardrobes, further bedroom & a bathroom. The apartment further benefits from zone controlled electric panel heaters, uPVC double glazing, intercom entry & one allocated parking space with visitor parking available. Available soon. Unfurnished. Energy rating TBC.

ENTRANCE HALL

Wall mounted electric panel heater. Alarm control panel. Ceiling mounted smoke alarm. Built-in airing cupboard housing the hot water cylinder and electric consumer unit. Intercom entry phone. Doors to all further accommodation:

LIVING/DINING AREA

19' 4" x 9' 7" (5.89m x 2.92m)

uPVC double glazed French doors opening to a Juliet balcony. uPVC double glazed window. Two wall mounted electric panel heaters. Integrated TV and satellite connection point. Opening to:



KITCHEN

9' 8" x 7' 5" (2.95m x 2.26m)

A range of eye and base level units surmounted by roll-edge worktops. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Built-in stainless steel single electric oven, solid plate hob and chimney extractor hood. Space and plumbing for a washing machine, slimline dishwasher and fridge freezer. Wood effect flooring. uPVC double glazed window.

BEDROOM ONE

11' 4" x 9' 2" (3.45m x 2.79m)

uPVC double glazed window. Wall mounted electric panel heater. Fitted triple door wardrobe. TV aerial socket.

BEDROOM TWO

11' 5" max x 6' 6" (3.48m x 1.98m)

uPVC double glazed window. Wall mounted electric panel heater. Fibre broadband connection point.

BATHROOM

9' 9" x 6' 4" (2.97m x 1.93m)

White suite comprising: pedestal wash hand basin, low-level close-coupled toilet and panelled bath with thermostatic shower over. Fully tiled walls. Wood effect flooring. Electric shaver socket. Ceiling mounted extractor fan. Wall mounted electric heated towel rail radiator. Obscure uPVC double glazed window.

PARKING & COMMUNAL AREAS

One allocated parking space in the communal car park. Visitor parking available. Intercom entry into the building.

COUNCIL TAX

Band B





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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements