



**EDWARD KNIGHT**  
ESTATE AGENTS

MELLISH ROAD, RUGBY, WARWICKSHIRE, CV22 6BB

£895 PCM – FEES APPLY







A two bedroom end of mews property with conservatory located within easy reach of Rugby town centre and schools. The accommodation briefly comprises: entrance porch, entrance hall, lounge, uPVC conservatory with radiator, kitchen, two well proportioned bedrooms & bathroom with electric shower. The property further benefits from gas fired central heating to radiators, double glazing, low maintenance private rear garden with sheds and off-road parking. Available late May. Unfurnished. Energy rating C.

#### **Entrance Porch**

#### **Entrance Hall**

#### **LOUNGE/DINING ROOM**

15' 3" x 11' 6" (4.65m x 3.51m)

#### **CONSERVATORY**

9' 5" x 7' 6" (2.87m x 2.29m)

#### **KITCHEN**

10' 8" x 5' 5" (3.25m x 1.65m)

#### **Stairs & Landing**

#### **BEDROOM ONE**

11' 6" x 10' 3" (3.51m x 3.12m)

#### **BEDROOM TWO**

8' 6" x 8' 3" (2.59m x 2.51m)

#### **BATHROOM**

6' 9" x 5' 6" (2.06m x 1.68m)

#### **Driveway**



Enclosed Rear Garden

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](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).

