



EDWARD KNIGHT
ESTATE AGENTS

MONARCH HOUSE, REGENT STREET, RUGBY, CV21 2PY

£650 PCM – FEES APPLY





A bijou one bedroom second floor apartment in the heart of Rugby town centre, with local amenities and the railway station close-by. The well presented accommodation briefly comprises: opening plan living kitchen with appliances & breakfast bar, double bedroom and en-suite shower room. The property further benefits from electric panel heating and secure intercom entry. Available now. Unfurnished. Energy rating TBC.

OPEN PLAN LIVING KITCHEN

17' 7" into bay x 9' 3" (5.36m x 2.82m)

Enter via a timber panelled door. Wood effect laminate floor. Intercom entry phone. Electric consumer unit. TV and telephone sockets. Wall mounted electric panel heater. A range of eye and base level units surmounted by contrasting worksurfaces. Inset stainless steel sink and drainer with mixer tap over. Splashback area. Built in stainless steel single electric oven, four ring ceramic hob and extractor. Washing machine and fridge freezer. Sash bay window to the front aspect. Door to:

BEDROOM

13' 0" into bay x 9' 1" (3.96m x 2.77m)

Sash bay window to the front aspect. Wall mounted electric panel heater. Door to:

EN-SUITE SHOWER

White suite comprising: low-level close coupled toilet, wash hand basin with vanity unit under and shower enclosure with electric shower. Splashback areas. Vinyl floor. Wall mounted extractor fan.

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.

Utilities: gas, water, electric, council tax, telephone, 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 (where the tenancy is taken in the name of a company): £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 and 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.