



EDWARD KNIGHT
ESTATE AGENTS

GARDENERS END, PARKSIDE, RUGBY, WARWICKSHIRE, CV22 7RQ

£595 PCM





A modern one bedroom ground floor apartment located in the popular Parkside development, which offers easy access to Rugby town centre and Bilton. The accommodation briefly comprises: entrance hall, lounge/dining room, kitchen, double bedroom and bathroom with shower. The property further benefits from allocated parking, secure intercom entry, electric heaters and uPVC double glazing. Available mid March. Unfurnished. Energy rating C.

Entrance Hall

Enter via a solid timber entrance door. Wall mounted electric panel heater. Intercom entry phone. Smoke alarm. Cupboard housing electric consumer unit. Doors to all further accommodation.

Lounge/Dining Room

14' 8" x 11' 9" (4.47m x 3.58m)

With a uPVC double glazed window. Electric panel heater. TV and satellite points. Electric fire with timber surround and mantle.

Kitchen

11' 2" x 7' 8" (3.4m x 2.34m)

With a range of light wood effect roll-edge worksurfaces surmounted by contrasting roll-edge worksurfaces. Inset white sink and drainer with mixer tap over. Tiling to splashbacks. Built-in single electric oven, four ring electric hob and extractor hood. Space for a washing machine and fridge freezer. Built-in cupboard with hot water cylinder. Wood effect floor. uPVC double glazed window.



Bedroom

10' 8" x 10' 3" (3.25m x 3.12m)

With uPVC double glazed windows to the front and side aspects. Electric panel heater.

Bathroom

6' 5" x 6' 2" (1.96m x 1.88m)

With a white suite comprising: pedestal wash hand basin, low level toilet and panelled bath with shower over. Tiling to splashback areas. Tile effect floor. Extractor fan. Electric shaver socket. Wall mounted electric fan heater.

Outside

Allocated parking space in a communal car park. Secure intercom entry into communal hallways with post boxes and stairs rising to all floor.

Council Tax

Band A

FEES

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: 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.

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).

