



EDWARD KNIGHT
ESTATE AGENTS

COTON ROAD, HILLMORTON, RUGBY, CV21 4LN

£725 PCM





A good size one bedroom ground floor flat located in the sought after residential area of Hillmorton, which is well served by a wide range of amenities and offers easy access to major road networks. The accommodation briefly comprises: entrance hall, lounge/dining room, kitchen with integrated appliances, double bedroom, bathroom and separate w.c. The property further benefits from uPVC double glazing, electric storage heating and off-road parking. Available now. Unfurnished. Energy rating C.

ENTRANCE HALL

Enter via a UPVC door. Electric storage heater. Wood effect laminate floor. Built-in airing cupboard with high-pressure hot water cylinder and electric consumer units. Smoke alarm. Doors to the lounge and bedroom. Door to:

CLOAKROOM

Low-level toilet and wall mounted wash hand basin. Tile effect floor. Wall mounted heated towel rail radiator. Obscure UPVC double glazed window.

LOUNGE/DINING ROOM

14' 6" x 13' 8" (4.42m x 4.17m)

UPVC double glazed window. Electric storage heater. Wood effect laminate floor. Smoke alarm. TV and telephone connection points. Door to:

KITCHEN

13' 9" x 6' 9" (4.19m x 2.06m)

A refitted range of eye and base level units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel sink and drainer with mixer tap over. Built-in stainless steel single electric oven, black ceramic hob and concealed extractor hood. Integrated fridge freezer and washing machine. Vinyl floor. UPVC double glazed window.



BEDROOM

13' 9" x 8' 1" (4.19m x 2.46m)

UPVC double glazed window. Electric storage heater.

Wood effect laminate floor. Smoke alarm.

BATHROOM

7' 2" x 6' 3" (2.18m x 1.91m)

Refitted white suite comprising: pedestal wash hand

basin with mixer tap and panelled bath with

thermostatic shower over. Tiling to splashback areas.

Tile effect vinyl floor. Wall mounted electric fan heater.

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: 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).

