



EDWARD KNIGHT
ESTATE AGENTS

STONECHAT ROAD, COTON PARK, RUGBY, CV23 0WX

£875 PCM – FEES APPLY





A well presented modern two bedroom ground floor apartment located in the popular Coton Park development, which offers easy access to motorways, retail parks and Rugby railway station. The accommodation briefly comprises: entrance hall, lounge/dining room leading to the refitted kitchen, two bedrooms and a bathroom. The property further benefits from uPVC double glazing, upgraded high efficiency storage heaters to certain rooms, secure intercom entry and an allocated parking space. Available mid July. Unfurnished. Energy rating C.

ENTRANCE HALL

Enter via a solid timber door. Wall mounted intercom entry phone. Smoke alarm. Built-in airing cupboard housing the hot water cylinder with slatted shelf over. High efficiency electric storage heater. Doors to all further accommodation.

LOUNGE/DINER/KITCHEN

LOUNGE DINING AREA

19' 3" x 9' 7" (5.87m x 2.92m)

uPVC double glazed windows to the front and rear aspect. High efficiency storage heater. Integrated TV, satellite and telephone connection. Opening through to:

KITCHEN AREA

9' 6" x 7' 3" (2.9m x 2.21m)

A refitted range of white eye and base level units surmounted by contrasting roll-edge work surfaces. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Built-in stainless steel single electric oven, black ceramic hob and chimney extractor hood. Fridge freezer. Washer dryer. Vinyl floor. uPVC double glazed window to the front aspect.



BEDROOM ONE

14' 1" max x 11' 7" max (4.29m x 3.53m)

uPVC double glazed window to the rear aspect. Wall mounted electric panel heater. TV aerial socket. Fitted triple wardrobe.

BEDROOM TWO

9' 9" max x 9' 1" max (2.97m x 2.77m)

uPVC double glazed window to the front aspect. Wall mounted electric panel heater.

BATHROOM

6' 7" x 5' 5" min (2.01m x 1.65m)

White suite comprising: pedestal wash hand basin with separate taps, low-level close-coupled toilet and "P" shaped bath with shower over. Tiling to splashback areas. Tiled floor. Electric shaver socket. Extractor fan. Chrome heated towel rail radiator. Wall mounted warm air heater. uPVC double glazed window to front aspect.

PARKING & COMMUNAL AREAS

Secure intercom entry into the front and rear of the building. One allocated parking space located in the communal car park at the rear of 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).

