



EDWARD KNIGHT
ESTATE AGENTS

LAWRENCE SHERIFF STREET, RUGBY, WARWICKSHIRE, CV22 5EJ

£675 PCM INC WATER – FEES APPLY





A quirky and unique top floor studio apartment conveniently located in the town centre directly opposite historic Rugby school. The versatile split level accommodation briefly comprises: kitchen/dining/living area, living/bedroom area with washing facilities, shower room with WC and steps to a multi-purpose mezzanine area that could be used as a bedroom. Use of communal laundry facilities. Available late. Unfurnished. Energy rating E. !! RENT INCLUDES WATER !!

KITCHEN/DINING/LIVING AREA

13' 9" x 9' 0" (4.19m x 2.74m)

Enter via a timber entrance door. Sash window to the rear aspect. Wall mounted electric heater. Television aerial point. Double base unit with stainless steel sink unit over, inset two ring electric hob and integrated fridge. Base level units with integrated single electric oven and roll-edge worksurface over. Extractor hood. Stairs rising to:

LIVING/BEDROOM AREA

16' 9" x 12' 2" (5.11m x 3.71m)

Box window to the front aspect. Under eaves storage areas. Vanity unit with inset sink. Steps rising to the mezzanine area. Door to:

SHOWER & W.C

With low level toilet and fully tiled shower cubicle.

MEZZANINE

Multi-purpose area ideal as a study area or bedroom.

COMMUNAL UTILITIES

The tenant has use of a communal laundry room. The water bill is included in the monthly rent. **Electric is paid directly to the landlord with the monthly rent and is currently £95 pm (can fluctuate depending on usage & market prices).**



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).



