



EDWARD KNIGHT
ESTATE AGENTS

ASH COURT, RUGBY, WARWICKSHIRE, CV22 6EL

£800 PCM – FEES APPLY





A two bedroom ground floor flat located in a quiet cul-de-sac just outside Bilton village, which is well served by a wide range of amenities & offers easy access to the A45/M45. The accommodation briefly comprises: entrance lobby, lounge/dining room, kitchen, one double bedroom with built-in storage, one single bedroom and a shower room. The property further benefits from gas central heating, uPVC double glazing, an external store room & well maintained communal gardens. Available now. Unfurnished. Energy rating D.

ENTRANCE LOBBY

Enter via a solid timber door. uPVC double glazed window. Single panel radiator. Door to:

LOUNGE/DINING ROOM

14' 8" x 12' 0" (4.47m x 3.66m)

uPVC double glazed window. Single panel radiator. TV and telephone connection points. Coving. Glazed casement door to the inner hallway. Door to:

KITCHEN

9' 10" x 8' (3m x 2.44m)

A range of base level units surmounted by contrasting worktops. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Built-in single electric oven, solid plate electric hob and extractor hood. Space and plumbing for a washing machine and fridge freezer. Built-in storage cupboard with shelving. Tile effect flooring. uPVC double glazed window.

INNER HALLWAY

Doors to all further accommodation:



BEDROOM ONE

12' 0" max x 11' 5" (3.66m x 3.48m)

uPVC double glazed window. Single panel radiator with thermostat control. TV aerial point. Built-in double door storage cupboard. Two further built-in storage cupboards, one housing a combination central heating boiler.

BEDROOM TWO

9' 1" x 6' 3" (2.77m x 1.91m)

uPVC double glazed window. Single panel radiator.

SHOWER ROOM

9' 0" x 5' 3" (2.74m x 1.6m)

Low-level toilet, pedestal wash hand basin and fully tiled shower enclosure with electric shower. Part tiled walls. Tile effect flooring. Single panel radiator. Obscure uPVC double glazed window.

STORAGE ROOM, COMMUNAL GARDENS & PARKING

Lockable store room outside the front door to the flat with a uPVC double glazed window and the electric consumer unit. Well maintained communal gardens surround the block, with internal bin storage rooms. Limited off-road parking is available, otherwise on-road parking can be found within the cul-de-sac.

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.

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.

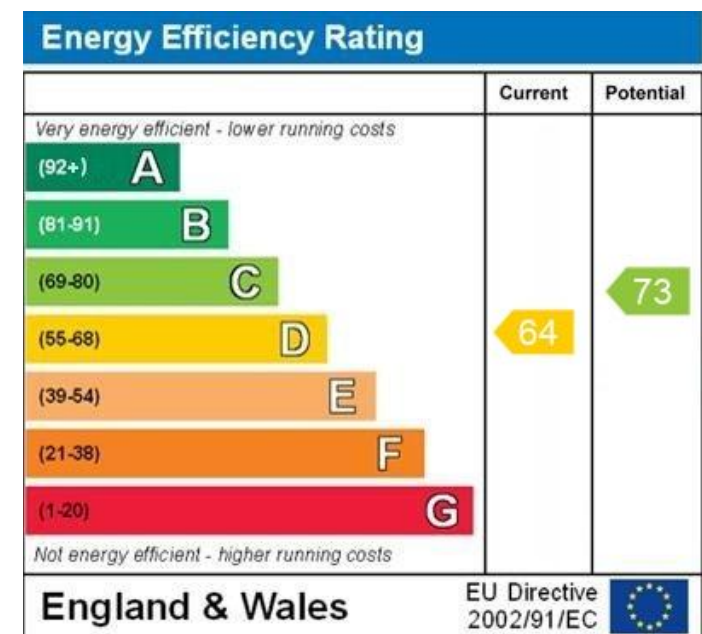
Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory

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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