



EDWARD KNIGHT
ESTATE AGENTS

GERANDRIA COURT, MOYEADY AVENUE, RUGBY, WARWICKSHIRE, CV22 5HH

£875 PCM – FEES APPLY





A good size two bedroom first floor apartment in sought after location in Hillmorton. Entrance hall with storage cupboards, lounge/dining room overlooking gardens, kitchen, two well proportioned bedrooms & bathroom with shower. Gas fired combination central heating & uPVC double glazing. Lovely communal gardens and single garage en-bloc. Easy walking distance of local amenities. Available late November. Unfurnished. Energy rating D.

Entrance Lobby

Enter via an obscure uPVC double glazed entrance door. Stairs rising to the first floor. Vinyl floor.

Stairs & Landing

An obscure uPVC double glazed window. Single panel radiator. Loft hatch. Wall mounted thermostat for the central heating. Built-in louvered door cupboard housing the combination central heating boiler. Built-in Built-in double door storage cupboard. Wood effect laminate floor. Doors to all further first floor accommodation.

Lounge/Dining Room

17' 6" x 10' 5" (5.33m x 3.18m)

With uPVC double glazed window to the rear aspect. Double panel radiator. TV and telephone points. Wall mounted lights.



Kitchen/Breakfast Room

12' 6" x 7' 2" (3.81m x 2.18m)

A range of eye and base level kitchen units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel one and a half bowl sink and drainer with a mixer tap over. Tiling to splashback areas. Built-in stainless steel single electric oven, four ring gas hob and extractor hood. Space and plumbing for a washing machine. Space for a fridge freezer. Tile effect vinyl floor. Single panel radiator. A uPVC double glazed window to the rear aspect.

Bedroom One

13' 11" x 10' 5" (4.24m x 3.18m)

With uPVC double glazed bay window to the front aspect. Single panel radiator. Wood effect laminate floor. Built-in airing cupboard with single panel radiator and slatted shelving.

Bedroom Two

10' 5" x 9' 0" (3.18m x 2.74m)

With uPVC double glazed window to the front aspect. Single panel radiator. Wood effect laminate floor.

Bathroom

6' 7" x 5' 6" (2.01m x 1.68m)

White bathroom suite comprising: a low level toilet, a pedestal wash hand basin and a panelled bath with electric shower over. Fully tiled walls. Vinyl floor. Single panel radiator. An obscure uPVC double glazed window to the side aspect.

Outside

Communal gardens to the rear. A single garage en bloc.

Council Tax

Band B

Fees

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).

