



EDWARD KNIGHT
ESTATE AGENTS

AVOCET CLOSE, COTON PARK, RUGBY, CV23 0WU

£795 PCM – FEES APPLY





A well presented modern one bedroom open plan apartment located in the popular Coton Park development offering easy access to the M6, M1, A5, Rugby town centre and railway station. The accommodation briefly comprises: entrance hall, open plan lounge/kitchen/dining room with integrated appliances, double bedroom and bathroom with shower. Allocated parking space and secure video intercom entry. uPVC double glazing and electric heating. Available early December. Unfurnished. Energy rating TBC.

Entrance Hall

Enter via solid timber entrance door. With wood effect laminate floor. Wall mounted alarm control panel. Video intercom entry phone. Electric panel heater. Controls for heating system. Smoke alarm. Built-in airing cupboard with storage space housing a hot water cylinder, electric consumer unit and extractor unit. Doors to all further accommodation.

Lounge/Dining Room/Kitchen

20' 2" max x 16' 8" max (6.15m max x 5.08m max)

Lounge/Dining Room Area

With two uPVC double glazed windows to the front and side aspects. Two electric panel heaters. Wood effect laminate floor. Satellite, television and telephone points. Motion sensor for the alarm. Ceiling spotlights. Smoke alarm.

Kitchen Area

With a range of light wood effect kitchen units eye and base level kitchen units surmounted by complimentary roll-edge worksurfaces. Inset stainless steel sink and double drainer with mixer tap. Tiled splashback areas. Built-in single electric oven, four ring black ceramic hob and chimney extractor hood. Integrated dishwasher and fridge freezer. Built-in washer dryer. Wood effect laminate floor. uPVC double glazed window to the front aspect.



Bedroom

10' 1" x 9' 7" (3.07m x 2.92m)

With uPVC double glazed window to the rear aspect. Electric panel heater. Wood effect laminate floor. Television and satellite points. Alarm motion sensor. Built-in double door wardrobe.

Bathroom

6' 11" x 5' 7" (2.11m x 1.70m)

With a white suite comprising: panelled shower bath with side mounted mixer tap and electric shower over, semi-pedestal wash hand basin with mixer tap and low level close-coupled toilet. Tiled splashback areas. Vinyl floor. Heated towel rail. Extractor fan. Electric shaver point.

Communal Areas & Parking

Secure video intercom entry into communal hallway with meter cupboards and rear door to parking area. Allocated parking space in communal car park at the rear of the block.

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).