



EDWARD KNIGHT
ESTATE AGENTS

MONARCH HOUSE, REGENT STREET, RUGBY, WARWICKSHIRE, CV21 2PY

£750 PCM – FEES APPLY





A stunning one bedroom apartment conveniently located at the heart of Rugby town centre, with all amenities and the railway station within walking distance. The unique converted top floor loft apartment briefly offers the following accommodation: open plan lounge/kitchen with spiral staircase rising to a good size mezzanine bedroom and a well appointed shower room. Further benefits include intercom entry, electric panel heaters and double glazing. Available now. Unfurnished. Energy rating TBC.

OPEN PLAN LOUNGE/KITCHEN

16' 10" x 23' 1" (5.13m x 7.04m)

Enter via a Solid timber panel door. Two uPVC double glazed windows to the front aspect. Two electric panel heaters. TV aerial point. Range of cream eye and base level units surmounted by contrasting worksurfaces. Inset stainless steel sink and drainer with a mixer tap over. Built-in stainless steel single electric oven and four ring ceramic hob with concealed extractor hood over. Washing machine/dryer. Space for a fridge/freezer. Moveable breakfast bar. Electric consumer unit. Intercom entry phone. Double door wardrobe. Door into the shower room. Spiral stair case to the Mezzanine bedroom.

SHOWER ROOM

White suite comprising of a wash hand basin with vanity unit under and mixer tap, low level toilet with concealed cistern and a shower enclosure with electric shower. Splash back areas. Vinyl floor. Extractor fan.

MEZZANINE BEDROOM

16' 9" x 12' 8" (5.11m x 3.86m)

Open tread spiral staircase leading to a Mezzanine bedroom. Wall mounted electric panel heater. Two double glazed 'Velux' windows to the rear aspect. Spotlights. Extractor fan. Glass floor over looking the kitchen.



COUNCIL TAX

Band - A

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.

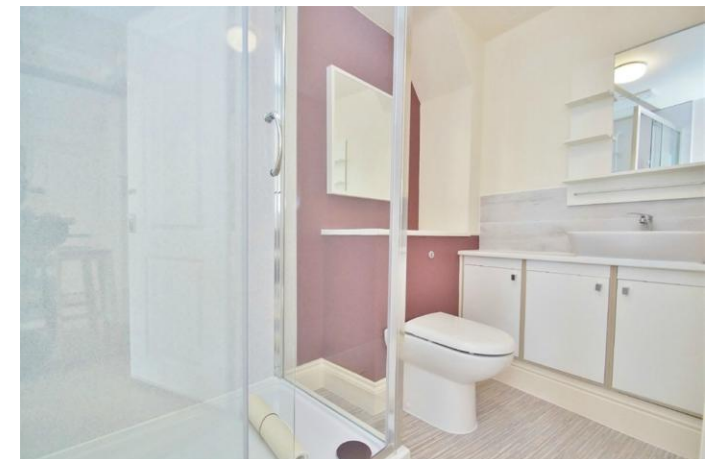
Utilities: including communication services and television licence.

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).

