



EDWARD KNIGHT
ESTATE AGENTS

VICTORIA AVENUE, RUGBY, CV21 2BZ

£925 PCM – FEES APPLY





A well presented two bedroom mid terrace property with garage conveniently located close to Rugby town centre. The accommodation has been refurbished to a good standard and briefly comprises: lounge, dining room, kitchen with integrated appliances, ground floor bathroom and two double bedrooms. The property further benefits from uPVC double glazing, gas fired central heating, low maintenance rear garden and a single garage with electric door. Available mid November. Unfurnished. Energy rating D.

LOUNGE

12' 7" max x 9' 8" (3.84m x 2.95m)

Entered via a UPVC panel effect door. Double panel radiator with thermostat control. UPVC double glazed square bay window to the front aspect. Wood effect laminate floor. TV, satellite and Virgin connections. Opening through to:

DINING ROOM

12' 2" x 9' 8" (3.71m x 2.95m)

Part double glazed UPVC door to the rear garden. Double panel radiator with thermostat control. Wood effect laminate floor. Wall mounted thermostat for central heating. Ceiling mounted smoke alarm. Understairs storage cupboard with electric consumer unit. Opening through to:



KITCHEN

11' 9" x 6' 0" (3.58m x 1.83m)

A refitted range of gloss fronted eye and base level units surmounted by wood effect roll-edge worksurfaces. Inset stainless steel sink and drainer with mixer tap over. Built-in stainless steel single electric oven, four ring black ceramic hob and concealed extractor hood. Integrated fridge freezer, washing machine and slimline dishwasher. Wood effect laminate floor. Ceiling mounted heat sensor. Recessed ceiling spotlights. UPVC double glazed window to the side aspect. Door to:

GROUND FLOOR BATHROOM

9' 5" x 5' 4" (2.87m x 1.63m)

Refitted white suite comprising: low-level close coupled toilet, wash hand basin with vanity unit under and P shaped panelled bath with mixer tap and thermostatic shower over. Tiling to splashback areas. Wood effect laminate floor. Recessed ceiling spotlights. Ceiling mounted extractor fan. Built-in cupboard housing a combination central heating boiler. Contemporary wall mounted vertical radiator. Obscure UPVC double glazed window to the side aspect.

STAIRS & LANDING

Ceiling mounted mains powered smoke alarm. Doors to all further first floor accommodation.

BEDROOM ONE

10' 8" x 9' 8" (3.25m x 2.95m)

UPVC double glazed window to the front aspect. Double panel radiator with thermostat control. TV aerial socket. Built-in over stairs storage cupboard.

BEDROOM TWO

12' 0" x 9' 8" (3.66m x 2.95m)

UPVC double glazed window to the rear aspect. Double panel radiator with thermostat. TV aerial socket. Overhead storage cupboard.

FRONT GARDEN

Low maintenance concrete fore garden retained by brick walls with steps rising to the front door.

REAR GARDEN

Concrete slab path leading from the back door of the dining room with a cold water tap to a slab garden area with steps rising to the garage.

SINGLE GARAGE

Electric roller door accessed from the rear. Power and light connected.



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.

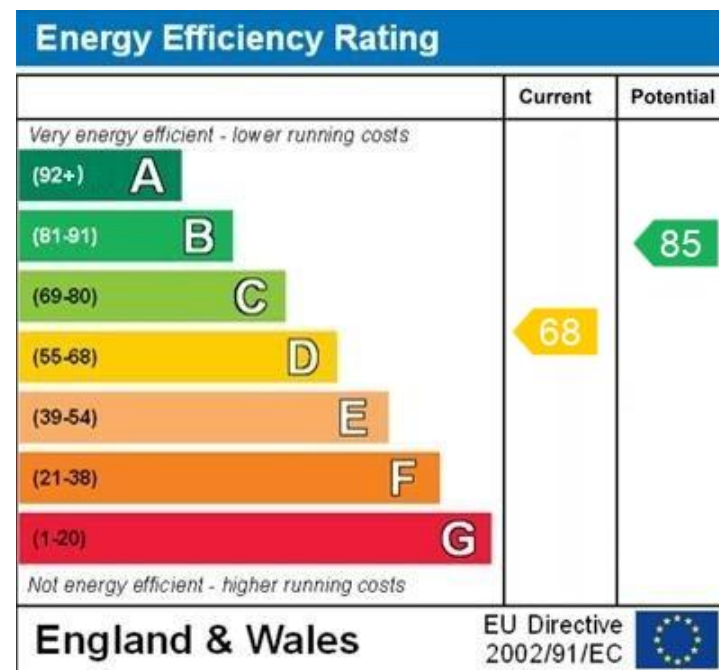
Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will 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).



WWW.EPC4U.COM

14 Regent Street, Rugby,
Warwickshire, CV21 2PY

www.edwardknight.co.uk
lettings@edwardknight.co.uk
01788 543222

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.