



EDWARD KNIGHT
ESTATE AGENTS

DOMINIC APARTMENTS, NEWBOLD ROAD, RUGBY, CV21 2LQ

£850 PCM – FEES APPLY





Edward Knight are proud to offer this two bedroom ground floor apartment conveniently located within easy walking distance of Rugby town centre. The apartment has been finished to a high standard and briefly comprises: entrance hall, lounge/kitchen/dining room, two double bedrooms & shower room. Further benefits include electric central heating, uPVC double glazing, integrated appliances and off-road parking. Available late November. Unfurnished. Energy rating D.

Entrance Hall

Enter via a white solid wood door. Intercom entry phone. Wood effect laminate floor. Wall mounted electric consumer unit. Wall mounted timer thermostat for the central heating. Built-in storage cupboard housing a Potterton electric central heating system. Ceiling mounted mains powered smoke alarm. Doors to all further accommodation.

Open plan Lounge/Kitchen

18' 11" x 13' 8" (5.77m x 4.17m)

A range of white eye level and base level units surmounted by contrasting roll edge work surfaces. Inset stainless steel sink and drainer with a mixer tap over. Single electric oven, four ring black ceramic hob and extractor hood. Integrated washing machine and fridge with freezer box. uPVC double glazed window to the front aspect. Two radiators with thermostat control. TV and satellite point. Timer/thermostat for central heating. Telephone point. Wood effect laminate floor. Recessed ceiling spotlights. Ceiling mounted heat sensor.

Bedroom One

13' 0" x 11' 10" (3.96m x 3.61m)

uPVC double glazed window to the side aspect. Radiator with thermostat control. Built-in storage cupboard. TV point.



Bedroom Two

11' 5" x 8' 3" (3.48m x 2.51m)

uPVC double glazed window to the side aspect.
Radiator with thermostat control. Built-in storage cupboard.

Shower Room

White suite comprising: low level close coupled toilet, pedestal wash hand basin with a mixer tap and a corner shower enclosure with electric shower. Tiled floor. Electric shaver socket. Recessed ceiling spotlights. Extractor fan. Heated towel rail radiator.

Outside

Parking available in the communal car parking areas at the front and rear of the building.

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).

