



EDWARD KNIGHT
ESTATE AGENTS

LAWFORD BRIDGE CLOSE, RUGBY, CV21 2AE

£875 PCM – FEES APPLY





A recently improved modern two bedroom top floor apartment situated just off the western relief road, which provides excellent commuter access to major roads & Rugby town centre. The accommodation briefly comprises: entrance hall, open plan living kitchen diner with Juliet balcony, two well proportioned bedrooms and a bathroom. The property further benefits from uPVC double glazing, electric panel heaters, intercom entry, communal gardens and one allocated parking space. Available now. Unfurnished. Energy rating C.

ENTRANCE HALL

Enter via a composite panel effect door. Wall mounted electric panel heater. Vinyl floor. Intercom entry phone. Built-in airing cupboard. Built-in double door storage cupboard. Telephone socket. Doors to all further accommodation:

OPEN PLAN LIVING KITCHEN DINER

16' 2" x 14' 8" max (4.93m x 4.47m)
uPVC double glazed windows to two aspects. uPVC double glazed French doors opening to a Juliet balcony. Wall mounted electric panel heater. Wood effect vinyl flooring. A range of eye and base level units surmounted by contrasting worktops. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Tiling to splashback areas. Built-in stainless steel single electric oven, solid plate hob and extractor hood. Space and plumbing for a washing machine and fridge freezer.

BEDROOM ONE

12' 0" x 10' 6" (3.66m x 3.2m)
uPVC double glazed window. Wall mounted electric panel heater.

BEDROOM TWO

14' 3" x 6' 4" max (4.34m x 1.93m)
uPVC double glazed window. Wall mounted electric panel heater.



BATHROOM

6' 9" x 6' 5" (2.06m x 1.96m)

White suite comprising: pedestal wash hand basin, low-level toilet and panelled bath with thermostatic shower over. Fully tiled walls and floor. Ceiling mounted extractor fan. Electric shaver socket. Wall mounted warm air fan heater.

PARKING & COMMUNAL AREAS

One allocated parking space with visitor parking available on a "first come, first served" basis. Intercom entry into the block, which can be accessed from the front and rear. Stairs rising to all floors.

COUNCIL TAX

Band A





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: gas, water, electric, council tax, telephone, broadband etc and the 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.

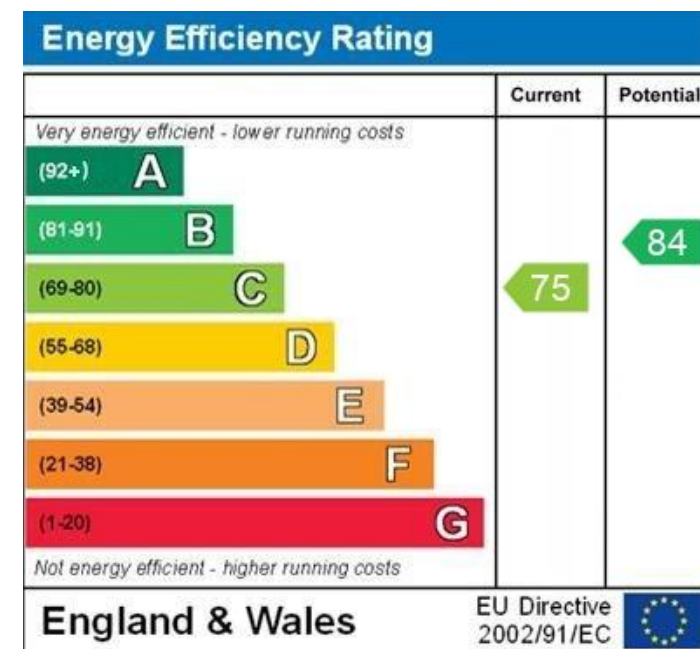
Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory

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 (where the tenancy is taken in the name of a company): £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).



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