



EDWARD KNIGHT
ESTATE AGENTS

CRESWELL PLACE, CAWSTON, RUGBY, CV22 7GZ

£775 PCM – FEES APPLY





A well presented modern one bedroom first floor apartment located in the highly desirable residential development of Cawston, which is ideally situated for commuters to access major road networks. The accommodation briefly comprises: entrance hall, open plan lounge/kitchen with appliances, double bedroom and bathroom with shower. The property further benefits from gas fired central heating, uPVC double glazing, secure intercom entry and allocated off-road parking. Available early January. Unfurnished. Energy rating TBC.

ENTRANCE HALL

Enter via a composite panel effect door. Single panel radiator. Intercom entry phone. Electric consumer unit. Ceiling mounted smoke alarm. Built-in storage cupboard. Doors to all further accommodation.

OPEN PLAN LOUNGE/KITCHEN

17' 4" x 11' 1" (5.28m x 3.38m)

Two uPVC double glazed windows. Double panel radiator with thermostat control. TV, satellite and telephone connection points. Wall mounted thermostat for central heating. A range of eye and base level Shaker style kitchen units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Tiling to splashback areas. Built-in stainless steel single electric oven, four ring gas hob and concealed extractor hood. Integrated washer dryer and dishwasher. Fridge freezer. Gas fired combination boiler. Vinyl floor to the kitchen area.

BEDROOM

11' 5" x 9' 5" (3.48m x 2.87m)

UPVC double glazed window. Single panel radiator with thermostat control. TV and satellite connection points.



BATHROOM

6' 4" x 6' 2" (1.93m x 1.88m)

White suite comprising: low-level close coupled toilet, pedestal wash hand basin and panelled bath with separate taps and thermostatic shower over. Fully tiled walls. Tile effect vinyl floor. Recessed ceiling spotlights. Ceiling mounted extractor fan. Single panel radiator with thermostat control.

PARKING & COMMUNAL AREAS

One allocated parking space in the communal car park. Secure intercom entry into the communal hallway with 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



