



EDWARD KNIGHT
ESTATE AGENTS

CLAREMONT ROAD, RUGBY, CV21 3LU

£1,100 PCM – FEES APPLY





An impressive, deceptively spacious two bedroom bay fronted period town house with garage located within walking distance of Rugby town centre and railway station. The stylishly presented accommodation offers modern convenience with period charm & briefly comprises: entrance hall, lounge/dining room, extended kitchen/breakfast room with patio doors to the garden, two double bedrooms and a refitted four piece bathroom. The property further benefits from gas fired central heating, uPVC double glazing, a low maintenance rear garden and a single garage. Available mid January for a maximum 12 month tenancy. Unfurnished. Energy rating D.

ENTRANCE HALL

Enter via a timber panel door with leaded obscure glazed insert with further obscure glazed panel over. Double panel radiator. Black-and-white tiled floor. Electric consumer unit. Stairs rising to the first floor. Door to:

LOUNGE/DINING ROOM

22' 2" x 10' 9" (6.76m x 3.28m)

uPVC double glazed bay window to the front aspect. uPVC double glazed window to the rear aspect. Two single panel radiators with thermostat controls. Vertical column style radiator with thermostat control. Telephone socket and fibre broadband connection point. Cabinet housing the gas meter. Opening to:

KITCHEN/BREAKFAST ROOM

34' 1" x 7' 8" max (10.39m x 2.34m)

A range of white gloss kitchen unit surmounted by marble effect works surfaces. Inset composite sink and drainer with rinsing style mixer tap over. Tiling to splashback areas. Built-in stainless steel single electric oven and black ceramic induction hob. Space and plumbing for a dishwasher, washing machine and fridge freezer. Tiled floor. Built-in under stairs storage cupboard. Wall mounted extractor fan. Feature light



fittings and recessed ceiling spotlights. Vertical column style radiator. Three uPVC double glazed windows to the side aspect. Two double glazed skylight window windows. uPVC double glazed patio doors to the rear garden.

STAIRS & LANDING

Doors to all further first floor accommodation:

BEDROOM ONE

14' 0" x 12' 2" max into bay (4.27m x 3.71m)

uPVC double glazed window to the front aspect.

Double panel radiator with thermostat control. Painted wooden floor. Freestanding sliding door fronted wardrobe.

BEDROOM TWO

11' 4" x 8' 6" (3.4m x 2.36m)

uPVC double glazed window to the rear aspect. Single panel radiator. Painted wooden floor.

FIRST FLOOR BATHROOM

11' 2" x 7' 9" (3.4m x 2.36m)

Refitted four piece white suite comprising: freestanding bath with separate mixer tap and shower unit over, low-level toilet with concealed cistern, wash hand basin with vanity unit under and fully tiled shower enclosure with thermostatic shower with rain effect shower head. Tiling to half height. Tiled floor. Electric shaver socket. Wall mounted combination central heating boiler. Recessed ceiling spotlights. Towel rail radiator. Obscure uPVC double glazed window to the rear aspect.

FRONT GARDEN

Slab path leading to an open storm porch. Gravelled fore garden retained by low brick walls.

REAR GARDEN

Slab steps leading from the breakfast room to a patio



seating area. Gravel continues to the side return where there is a cold water tap. Gravel border areas and slab path leading to a gate at the rear of the garden. Security light and plug socket attached to the rear of the garage. Enclosed by the original brick walls to both boundaries with a timber gate at the rear.

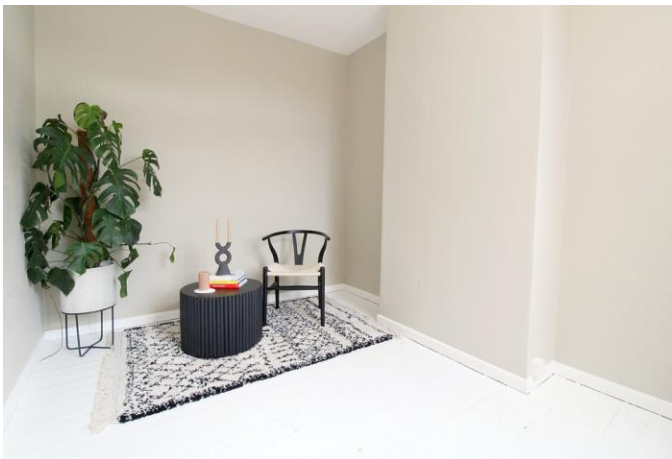
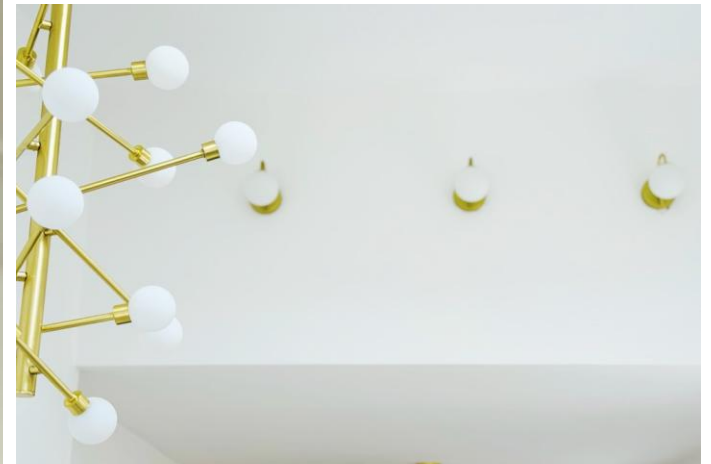
SINGLE GARAGE

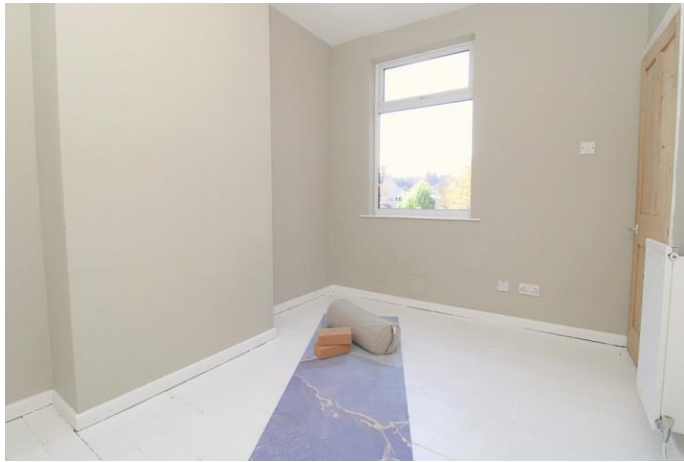
Up and over door. Door to the garden and window to the side. Power and light connected.

COUNCIL TAX

Band B







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.

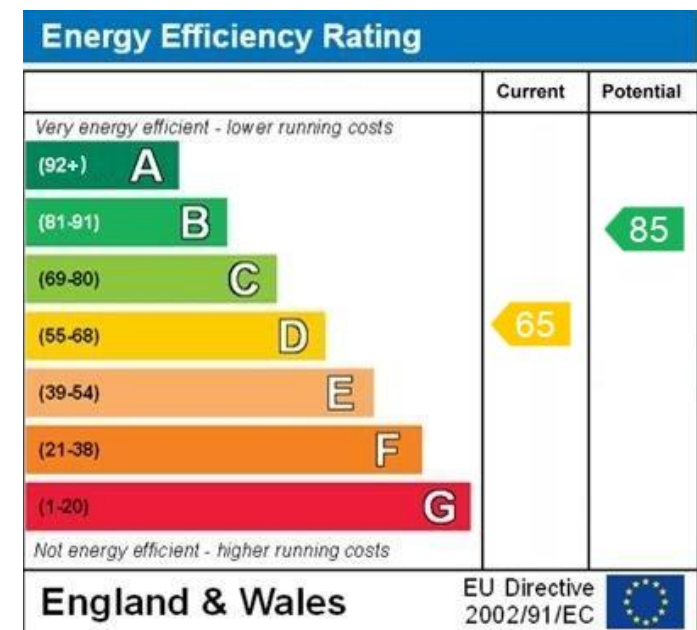
Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory

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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