



EDWARD KNIGHT
ESTATE AGENTS

THE KENT, HILLMORTON, RUGBY, CV21 4NJ

£975 PCM – FEES APPLY





A rare opportunity to rent a two bedroom period terrace in the highly sought after residential area of Hillmorton, which is well served by a wide range of local amenities and offers easy access to major roads. The accommodation briefly comprises: lounge/dining room, kitchen, two double bedrooms and a first floor shower room. The property further benefits from gas central heating, uPVC double glazing and a good size rear garden. Available early January. Unfurnished. Energy rating TBC.

LOUNGE/DINING ROOM

22' 10" x 14' 4" (6.96m x 4.37m)

Enter via a uPVC panel effect door with double glazed insert. uPVC double glazed windows to the front and rear aspects. Two double panel radiators. Karndean flooring. Fibre broadband connection point. Cabinet housing electric consumer unit and electric meter. Inset electric fire with surround and mantle. Stairs rising to the first floor. Part glazed door to:

KITCHEN

13' 8" x 7' 6" (4.17m x 2.29m)

A range of eye and base level units surmounted by complementary worktops. Inset stainless steel sink and drainer with mixer tap over. Brick splashback areas. Freestanding single oven with integrated four ring gas hob. Space and plumbing for a washing machine and fridge freezer. Tiled floor. uPVC double glazed windows to the side and rear aspects. uPVC door with obscure double glazed insert to the rear garden.

STAIRS & LANDING

Built in storage area. Loft hatch with drop-down ladder. Single panel radiator. Doors to all further first floor accommodation:



BEDROOM ONE

10' 11" x 10' 2" (3.33m x 3.1m)

uPVC double glazed window to the front aspect. Double panel radiator with thermostat control. A range of fitted wardrobes which also house a gas fired combination central heating boiler.

BEDROOM TWO

12' 8" x 8' 10" (3.86m x 2.69m)

uPVC double glazed window to the rear aspect. Double panel radiator with thermostat control.

SHOWER ROOM

7' 0" x 6' 11" (2.13m x 2.11m)

White suite comprising: low-level close coupled toilet, pedestal wash hand basin and shower enclosure with thermostatic shower. Tiling walls to the majority. Vinyl floor. Single panel radiator. Obscure uPVC double glazed window to the side aspect.

FRONTAGE

Shallow frontage retained by a brick wall. Access to the rear garden via a shared side alley.

REAR GARDEN

Block paving adjoining the rear of the property with shared access path and cold water tap. Steps to a raised slab area with shed. The remainder is to cracked slate and lawn and is enclosed by timber fencing.

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

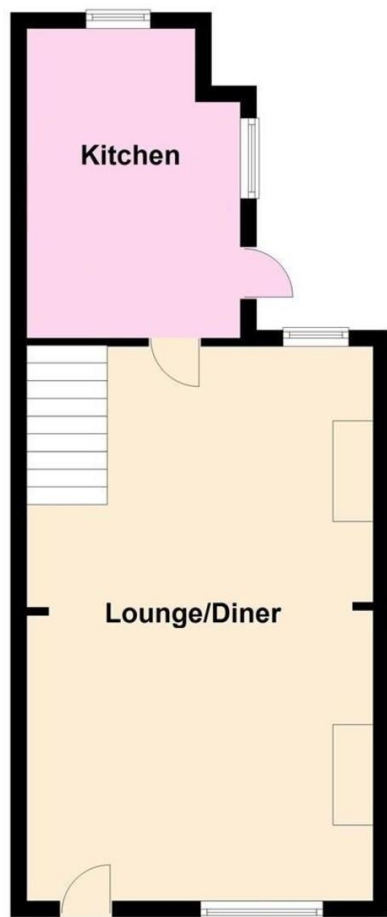
periodic (rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.

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).

Ground Floor



First Floor

