



EDWARD KNIGHT
ESTATE AGENTS

SANDY LANE, RUGBY, CV21 2UR

£875 PCM – FEES APPLY





A modern two bedroom ground floor garden apartment in a secluded location within walking distance of Rugby town centre. The well appointed accommodation briefly comprises: good size open plan lounge/kitchen with integrated appliances and patio doors to the garden, two double bedrooms and bathroom. The property further benefits from gas fired central heating, uPVC double glazing, off-road parking and an enclosed garden with lawns and patio. Available early January. Unfurnished. Energy rating B.

OPEN PLAN LOUNGE/KITCHEN

Integrated appliances. Patio doors to the garden.

INNER HALLWAY

BEDROOM ONE

uPVC double glazed window overlooking the garden. Built-in wardrobe.

BEDROOM TWO

uPVC double glazed window to the front. Built-in wardrobe.

BATHROOM

White suite with shower over the bath.

REAR GARDEN

Slab patio and lawn enclosed by timber fencing.

PARKING

One off-road parking space to the front.

COUNCIL TAX

Band A

FEEES



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.

Utility Supplies: including payment for communication services (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: £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).

