



**EDWARD KNIGHT**  
ESTATE AGENTS

CLARENDON COURT, CLIFTON ROAD, RUGBY, WARWICKSHIRE, CV21 3QF

£850 PCM – FEES APPLY







A good size two bedroom top floor flat in prime town centre location situated within walking distance of Rugby railway station. The accommodation briefly comprises: entrance hall, lounge/dining room, kitchen, two well proportioned bedrooms with built-in storage & bathroom with shower. The property further benefits from: uPVC double glazing, electric heaters, parking space in a communal car park at the rear & intercom entry system. Available early February. Unfurnished. Energy rating E.

#### **Entrance Hall**

Tiled floor. Electric panel heater. Intercom entry phone. Built-in airing cupboard housing the hot water cylinder. Doors to further accommodation.

#### **Lounge/Dining Room**

15' 8" x 12' 2" (4.78m x 3.71m)

uPVC double glazed windows to the front and side aspect. Electric panel heater. Television aerial point. Telephone point. Arched recess area.

#### **Kitchen**

8' 9" x 8' 1" (2.67m x 2.46m)

A range of eye and base level kitchen units surmounted by contrasting roll-top worksurfaces. Inset stainless steel sink and drainer. Electric cooker. Space for fridge/freezer, washing machine and further under counter appliance. Tiled floor. Obscure glazed window onto the lounge. uPVC double glazed window to the side aspect.

#### **Bedroom One**

11' 0" x 9' 10" (3.35m x 3m)

uPVC double glazed window to the rear aspect. Electric panel. Built-in double door wardrobe.

#### **Bedroom Two**

11' 7" x 7' 5" (3.53m x 2.26m)

uPVC double glazed window to the rear aspect.



Electric panel heater. Built-in storage cupboard.

### **Bathroom**

White bathroom suite comprising: panelled bath with electric shower over, pedestal wash hand basin and low level toilet. Tiled splashback areas. Tiled floor. uPVC double glazed window to the side aspect.

### **Outside**

Communal entrance hall which can be accessed from the front and rear of the building with intercom entry system. Communal garden and permitted car park to the rear accessed from Earl Street.

### **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.

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](http://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).

