



EDWARD KNIGHT
ESTATE AGENTS

KIRKISTOWN CLOSE, CALDECOTT MANOR, RUGBY, WARWICKSHIRE, CV21 1AN

£950 PCM – FEES APPLY





A superb, two bedroom first floor apartment located in a quiet cul-de-sac in the Caldecott Manor development, conveniently located for access to motorways, Rugby town centre and the railway station. The accommodation briefly comprises: entrance hall, lounge/dining room with kitchen off, main bedroom with en-suite shower room, second double bedroom and bathroom with shower. Further benefits include gas fired central heating, uPVC double glazing, allocated parking space and secure intercom entry. Available late January. Unfurnished. Energy rating B.

Communal Hallway & Stairs

Enter via a secure entrance door with security intercom system. Stairs rising to first floor landing.

Hallway

Doors off to bedrooms 1 & 2, bathroom, storage cupboard, lounge/diner and further accommodation. Two uPVC double glazed windows to front aspect. Wall mounted radiator. Intercom entry phone.

Lounge/Diner

13' 6" x 12' 6" (4.11m x 3.81m)
With uPVC double glazed window to rear aspect.
Opening through to kitchen. Two wall mounted radiators. TV and telephone points.



Kitchen

10' 5" x 5' 6" (3.18m x 1.68m)
With uPVC double glazed window to front aspect. Full range of base and eye level units with work surface over. Integrated oven, hob and extractor. One bowl stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine. Space for fridge/freezer.

Bedroom One

10' 8" x 8' 7" (3.25m x 2.62m)
Plus sizeable door recess. With uPVC double glazed

window to rear aspect. Wall mounted radiator. Door to En Suite.

En Suite

Low flush W.C. Pedestal wash hand basin. Wall mounted radiator. Tiling to splash backs. Fully tiled double shower cubicle. Extractor fan. Shaver point.

Bedroom Two

9' 8" x 8' 7" (2.95m x 2.62m)

With two uPVC double glazed windows to rear aspect. Wall mounted radiator. Telephone point.

Bathroom

Panelled bath, low flush W.C and pedestal wash hand basin. Wall mounted radiator. Tiling to splash backs. Extractor fan. Shaver point.

Parking

One allocated parking space and visitor parking spaces.

Council Tax

Band B





FEES

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.

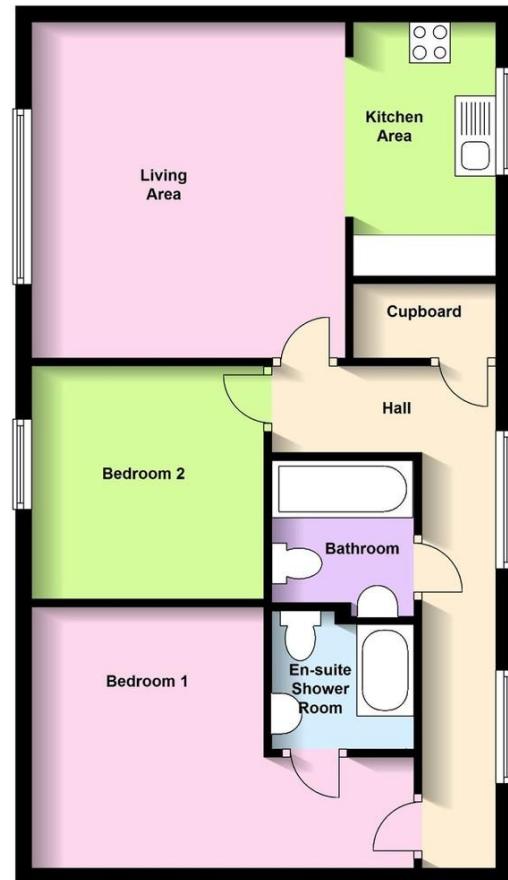
Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory periodic (rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.

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

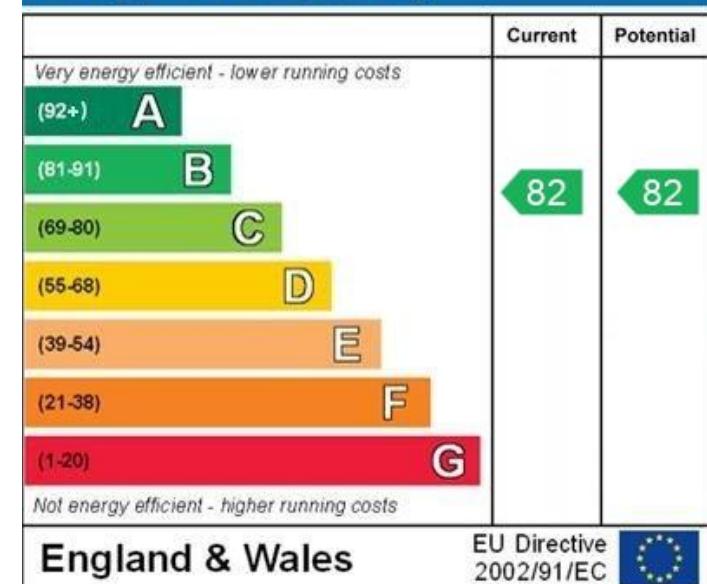
Edward Knight Estate Agents are members of the Property Ombudsman redress scheme and have client money protection with Client Money Protect (CMP).

Ground Floor
Approx. 56.3 sq. metres (606.5 sq. feet)



Total area: approx. 56.3 sq. metres (606.5 sq. feet)

Energy Efficiency Rating



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