





An immaculate one bedroom first floor apartment located in a quiet cul-de-sac close to Rugby town centre. The well presented accommodation briefly comprises: entrance hall, open plan living kitchen diner with dual aspect windows, a double bedroom and en-suite bathroom. The property further benefits from gas fired central, uPVC double glazing, secure intercom entry and an allocated parking space at the rear of the building. Available mid February. Unfurnished. Energy rating C.

ENTRANCE HALL

Enter via a panel effect door. uPVC double glazed window to the front aspect. Single panel radiator. Wood effect laminate flooring. Intercom entry phone. Programmable thermostat for the central heating. Built-in storage cupboard. Door to the bedroom. Door to:

OPEN PLAN LIVING KITCHEN DINING ROOM

14' 1" x 19' 2" max (4.29m x 5.84m)

Two uPVC double glazed windows to the front aspect and uPVC double glazed window to the rear aspect. Two double panel radiators with thermostat controls. Wood effect laminate flooring. TV and telephone connection points. A range of eye and base level units with roll-edge worksurfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Built-in stainless steel single electric oven, solid plate hob and concealed extractor hood. Space and plumbing for a washing machine and fridge freezer. Concealed gas fired combination central heating boiler.



BEDROOM

12' 4" x 9' 1" (3.76m x 2.77m)

uPVC double glazed window to the rear aspect.

Single panel radiator with thermostat control.

Door to:

EN-SUITE BATHROOM

6' 4" x 5' 8" (1.93m x 1.73m)

White suite comprising: low-level toilet, pedestal wash hand basin and panelled bath electric shower over. Tiled splashback areas. Ceiling mounted extractor fan. Tiled floor. Single panel radiator with thermostat control. Obscure uPVC double glazed window.

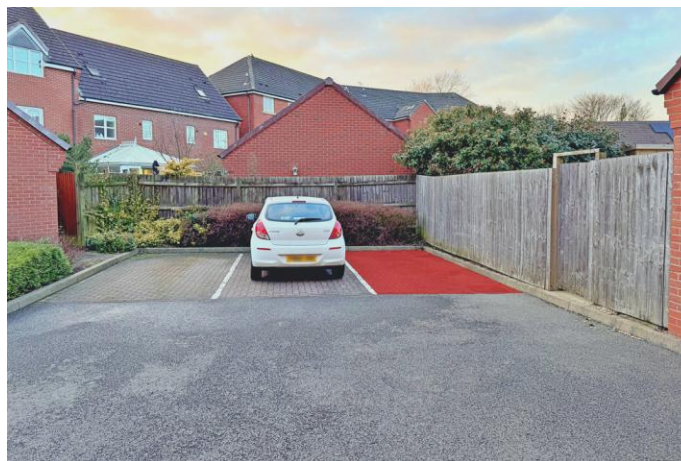
PARKING & COMMUNAL AREAS

One allocated parking space to the rear of the building. Secure intercom entry into the communal hallway.

COUNCIL TAX

Band A





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.

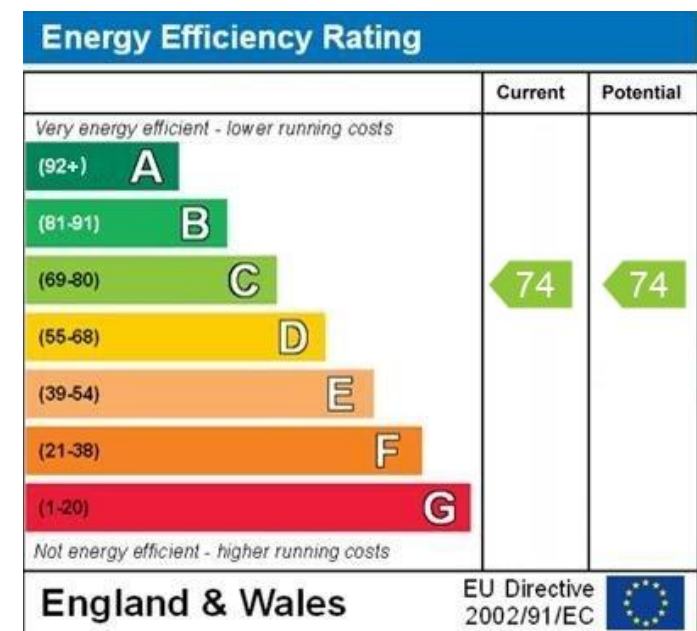
Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory

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).



WWW.EPC4U.COM