



EDWARD KNIGHT
ESTATE AGENTS

BRIDGET STREET, RUGBY, CV21 2BU

£700 PCM – FEES APPLY





A well presented one bedroom first floor flat conveniently located close to Rugby town centre and the western relief road. The modern conversion briefly comprises: lounge/dining room with kitchen area off, bedroom with fitted wardrobe and an en-suite shower room. The property further benefits from uPVC double glazing, integrated appliances and modern electric panel heaters. Available now. Unfurnished. Energy rating D.

OPEN PLAN LIVING KITCHEN DINING ROOM

LIVING AREA

18' 2" x 10' 9" max (5.54m x 3.28m)

Enter via a timber door. UPVC double glazed window. Two wall mounted electric panel heaters. Cable TV and telephone sockets. Standard TV and telephone sockets. Intercom phone. Door to the inner lobby. Opening to:

KITCHEN

10' 7" x 7' 8" (3.23m x 2.34m)

A range of white eye and base level units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Built-in stainless steel single electric oven, solid plate hob and extractor hood. Integrated fridge freezer and washing machine. Wood effect flooring. Recessed ceiling spotlights. Obscure UPVC double glazed window.

INNER LOBBY

Built-in cupboard housing the electric consumer unit and hot water heater. Coat hanging space. Door to:

BEDROOM

12' 0" x 8' 5" (3.66m x 2.57m)

UPVC double glazed window. Wall mounted electric panel heater. Sliding double door fronted built-in wardrobe. Door to:



EN-SUITE SHOWER ROOM

White suite comprising: wash hand basin with vanity unit under, low-level close coupled toilet and fully tiled shower enclosure with electric shower. Fully tiled walls. Wood effect flooring. Recessed ceiling spotlights. Ceiling mounted extractor fan. Chrome heated towel rail radiator. UPVC double glazed window.

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.

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).





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.