



EDWARD KNIGHT
ESTATE AGENTS

DUNSTER CLOSE, RUGBY, CV22 7AZ

£850 PCM – FEES APPLY





A newly redecorated two bedroom modern first floor apartment located within easy reach of Rugby town centre and local amenities. The accommodation briefly comprises: entrance hall, lounge/dining room, kitchen, main bedroom with en-suite shower room, second double bedroom and a bathroom. The property further benefits from gas fired central heating, uPVC double glazing, one allocated parking space and intercom entry. Available now. Unfurnished. Energy rating

ENTRANCE HALL

Enter via a composite panel effect door. Single panel radiator. UPVC double glazed window. Built-in cupboard with hot water cylinder and electric consumer unit. Smoke alarm. Thermostat for the central heating. Doors to all further accommodation:

LOUNGE/DINING ROOM

19' 1" x 10' 7" (5.82m x 3.23m)
uPVC double glazed French doors with Juliet balcony. Single panel radiator with thermostat control. Intercom entry phone. TV, satellite and telephone connection points. Opening through to:

KITCHEN

7' 8" x 6' 0" (2.34m x 1.83m)
A range of light wood effect Shaker style units surmounted by contrasting worktops. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Built in stainless steel single electric oven, four ring gas hob and chimney extractor hood. Tiling to splashback areas. Space and plumbing for a washing machine, slimline dishwasher and fridge freezer. Concealed central heating boiler and controls. Vinyl floor. UPVC double glazed window.



BEDROOM ONE

11' 1" x 8' 8" (3.38m x 2.64m)

uPVC double glazed window. Single panel radiator with thermostat control. TV and telephone points. Door to:

ENSUITE

White suite comprising: pedestal wash hand basin, low-level close coupled toilet and fully tiled shower enclosure with thermostatic shower. Recessed ceiling spotlights. Extractor fan. Electric shaver socket. Vinyl floor. Single panel radiator.

BEDROOM TWO

12' 4" x 6' 1" max (3.76m x 1.85m)

uPVC double glazed window. Single panel radiator with thermostat control.

BATHROOM

7' 0" x 5' 9" (2.13m x 1.75m)

White suite comprising: pedestal wash hand basin, low-level close-coupled toilet and panelled bath. Tiling to splashback areas. Vinyl floor. Recessed ceiling spotlights. Ceiling mounted extractor fan. Single panel radiator. uPVC double glazed window.

PARKING & COMMUNAL AREAS

One allocated parking space. Intercom entry into the communal hallway..

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.

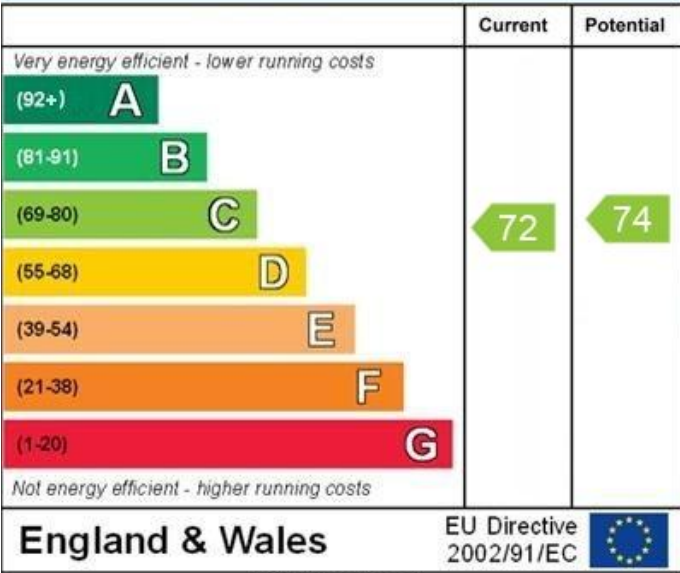
Company Application Fee: £500 plus VAT (plus check-out fee of £100 plus VAT)

Please visit our website for full details of our referencing criteria and fees.

www.edwardknight.co.uk

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

Energy Efficiency Rating



WWW.EPC4U.COM