



EDWARD KNIGHT
ESTATE AGENTS

SKELTON COURT, OVERSLADE LANE, RUGBY, CV22 6EN

£775 PCM – FEES APPLY





A well presented one bedroom apartment located on the corner of Shakespeare Gardens with local shops and bus routes on the doorstep. The apartment has one allocated parking space in the secure, gated car park at the rear and the accommodation briefly comprises: entrance hall, lounge/dining room with kitchen off, good size double bedroom & a bathroom. Further benefits include secure intercom entry, uPVC double glazing and modern electric panel heaters. Available end October. Unfurnished.

ENTRANCE LOBBY

Enter via a solid timber door. Wall mounted electric panel heater with zone controls. Smoke alarm. Door to:

INNER HALL

Wall mounted intercom entry phone. Smoke alarm. Built-in airing cupboard housing a high-pressure hot water cylinder and electric consumer unit. Doors to all further accommodation.

LOUNGE/DINING ROOM

13' 9" x 12' 7" min (4.19m x 3.84m)

uPVC double glazed square bay window to the front aspect. Wall mounted electric panel heater. TV, telephone and satellite points. Opening to:

KITCHEN

8' 10" x 6' 3" (2.69m x 1.91m)

Range of eye and base level units surmounted by wood effect work surfaces. 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 chimney extractor hood. Space and plumbing for a washing machine and fridge freezer. uPVC double glazed window to the side aspect.

BEDROOM ONE

12' 4" x 12' 1" (3.76m x 3.68m)

uPVC double glazed window to the front aspect. Wall mounted electric panel heater.

BATHROOM

7' 9" x 6' 3" (2.36m x 1.91m)

White suite comprising: pedestal wash hand basin, low-level close coupled toilet and panelled bath with thermostatic shower over. Tiling to splashback areas. Vinyl floor. Electric shaver socket. Chrome heated towel rail radiator. Ceiling



mounted extractor fan.

PARKING & COMMUNAL AREAS

One allocated parking space in the secure, gated car park at the rear of the building. Intercom entry into the communal hallway with stairs rising to all floors.

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 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.