





A two bedroom first floor maisonette situated in a quiet cul-de-sac close to Bilton village, with a wide range amenities, reputable schools, a supermarket & major roads within the vicinity. The accommodation briefly comprises: entrance hall, lounge/dining room, kitchen, main bedroom with fitted wardrobes, second single bedroom & a shower room. The property further benefits from double glazing & its own garden area. Available now. Unfurnished. Energy rating E.

ENTRANCE LOBBY

Enter via a composite panel effect door. Stairs rising to the first floor:

LANDING HALLWAY

uPVC double glazed window to the side aspect. Built-in airing cupboard with slatted shelving and water tank. Doors to all further accommodation:

LOUNGE/DINING ROOM

15' 3" x 12' 2" (4.65m x 3.71m)

uPVC double glazed window. Wall mounted electric bar heater. TV & telephone connection points. Door to:

KITCHEN

9' 3" x 6' 9" (2.82m x 2.06m)

Eye and base level units surmounted by contrasting worktops. Inset 1.5 bowl sink and drainer with mixer tap over. Tiling to splashback areas. Built-in single electric oven, ceramic hob and concealed extractor hood. Space for a fridge freezer, space and plumbing for a washing machine. Integrated freezer. Wall mounted electric consumer unit. uPVC double glaze window. 9 foot 3 x 6' nine

BEDROOM ONE

14' 5" x 9' 9" (4.39m x 2.97m)

uPVC double glazed window. Wall mounted electric panel heater. A range of fitted bedroom furniture including wardrobes and dressing table.



BEDROOM TWO

11' 4" x 5' 9" (3.45m x 1.75m)

uPVC double glazed window. Wall mounted electric fan heater. Built-in storage cupboard with shelving.

SHOWER ROOM

Refitted white suite comprising: low-level toilet, wash hand basin and fully tiled shower enclosure with electric shower. Vanity unit. Wall mounted units. Fully tiled walls and floor. Chrome heated towel rail radiator. Obscure uPVC double glazed window to the side aspect.

OUTSIDE & GARDEN AREA

Slab path leading to a storm porch. Open access into a garden area for sole use of the property.

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.

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).

