



**EDWARD KNIGHT**  
ESTATE AGENTS

TOWER FURLONG, COTON PARK, RUGBY, CV23 0GU

£950 PCM – FEES APPLY





A modern two bedroom coach house with garage ideally located in the sought after Coton Park development, which offers easy access to the M1, M6, Rugby town centre and railway station. This property briefly comprises: entrance porch, lounge/diner, kitchen, two bedrooms, bathroom and integral garage. Further benefits include: gas central heating, uPVC double glazing, parking space & large single garage. Available late January. Unfurnished. Energy rating C.

#### **Entrance Porch**

Enter via a white painted aluminium door with two obscure glazed inserts. Single panel radiator with thermostat control. Door to integral garage. Door bell chime. Mains powered smoke alarm. Stairs rising to landing and further accommodation.

#### **Landing**

Door to lounge and further accommodation.

#### **Lounge**

17' 7" x 13' 0" (5.36m x 3.96m)

With two uPVC double glazed windows to front and rear aspects. Double panel radiator. TV, satellite and telephone points. Door to built in cupboard housing the combination boiler and wooden shelving. Wood effect laminate flooring. Archway through to:



#### **Kitchen**

7' 11" x 7' 5" (2.41m x 2.26m)

With uPVC double glazed window to front aspect. Range of light wood effect base and eye level units surmounted by a black and grey speckled roll edge work surface. Inset stainless steel one and a half bowl sink and drainer with separate taps over. Inset single electric oven with four ring gas hob and extractor over. Tiling to splash backs. Tall black CANDY fridge/freezer. Wooden shelving. Wood effect laminate flooring.



### **Bathroom**

With uPVC double glazed obscure window to rear aspect. Single panel radiator with thermostat control. Low level close coupled toilet with push button flush. Pedestal wash hand basin with separate taps and plug on chain. Panelled bath with separate taps and mixer shower over. Beige tile effect vinyl flooring. Large beige ceramic tiles to splash back areas. Shave point. Extractor fan.

### **Bedroom One**

11' 8" x 9' 11" (3.56m x 3.02m)

With uPVC double glazed window to front aspect. Double panel radiator with thermostat control. TV and telephone points. Built in double wardrobe with hanging rail and shelving.

### **Bedroom Two**

11' 7" x 7' 6" (3.53m x 2.29m)

With uPVC double glazed window to rear aspect. Double panel radiator with thermostat control. Free standing light wood effect wardrobe with hanging rail and shelving.

### **Integral Garage**

Large single garage with an up and over door to the front. Parking space in front of the garage. Inside the garage is a door to:

### **Storage/Laundry Room**

With a washer/dryer and ample storage space.

### **Council Tax**

Band C





## 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: including communication services and 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](http://www.edwardknight.co.uk)

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