



EDWARD KNIGHT
ESTATE AGENTS

KING EDWARD ROAD, RUGBY, WARWICKSHIRE, CV21 2TE

£775 PCM – FEES APPLY





A quirky, one bedroom semi-detached house conveniently located within walking distance of Rugby town centre & railway station. The well presented accommodation briefly comprises: entrance lobby, open plan living kitchen diner with integrated appliances, ground floor w.c, double bedroom & en-suite shower room. The property further benefits from uPVC double glazing, electric panel heaters & permit parking. Available mid February. Unfurnished. Energy rating D.

ENTRANCE LOBBY

Enter via a composite panel effect door with obscure double glazed inserts. Recessed ceiling spotlight. Part of obscure double glazed uPVC door to:

OPEN PLAN LIVING KITCHEN DINER

18' 4" max x 15' 1" (5.59m x 4.6m)
uPVC double glazed window to the front aspect. Electric panel heater. Recessed ceiling spotlights. Satellite connection point. Cabinet housing the electric consumer unit and electric meter. A range of eye and base level units surmounted by contrasting worktops. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Built in stainless steel single electric oven, black ceramic induction hob and concealed extractor hood. Integrated fridge freezer, washing machine and slimline dishwasher. Wood effect laminate flooring. Telephone point. Spiral staircase rising to the bedroom. Door to:

GROUND FLOOR W.C

low-level toilet with concealed cistern and integrated wash and basin over with mixer tap. Laminate flooring. Recessed ceiling spotlight. Ceiling mounted extractor fan. Frosted uPVC obscure double glazed window to the entrance porch.



BEDROOM

15' 8" to under eaves x 15' 0" (4.78m x 4.57m)

Double glazed Velux window to the front aspect. Wall mounted electric panel heater. Recessed ceiling spotlights. Ceiling mounted smoke alarm. Door to:

SHOWER ROOM

White suite comprising: low-level toilet, wash hand basin with vanity unit under and fully tiled shower enclosure with electric shower. Tiling to splashback areas and tiled floor. Wall recessed extractor fan. LED strip lighting. Underfloor heating.

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).

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B		
(69-80) C		
(55-68) D	65	
(44-54) E		