



**EDWARD KNIGHT**  
ESTATE AGENTS

BLACKWOOD AVENUE, BILTON, RUGBY, WARWICKSHIRE, CV22 7ER

£750 PCM - FEES APPLY





A modern one bedroom ground floor flat located in the popular residential area of Bilton. The accommodation briefly comprises: entrance hall, open plan lounge/kitchen, double bedroom and bathroom with shower. The property further benefits from uPVC double glazing, electric heaters and allocated parking at the rear of the building. Available now. Unfurnished. Energy rating D.

#### **COMMUNAL ENTRANCE**

Enter via communal entrance door into communal entrance hall.

#### **ENTRANCE HALL**

Telephone intercom entry system. Electric panel heater. Smoke alarm. Storage cupboard housing electric consumer unit and hot water tank. Doors to further accommodation.

#### **LIVING/KITCHEN/DINER**

23' 2" x 8' 9" (7.06m x 2.67m)

uPVC double glazed window to the rear aspect. TV/satellite aerial point. Electric heater. Smoke alarm. A range of base and eye level units with roll top worksurfaces. Built in electric oven and ceramic hob with extractor hood over. Inset sink and drainer with mixer tap. Space for fridge/freezer. Space and plumbing for washing machine. Tiled splashbacks. Vinyl flooring.

#### **BEDROOM ONE**

12' 0" x 8' 7" (3.66m x 2.62m)

uPVC double glazed window to the rear aspect. Electric heater. TV point.

#### **BATHROOM**

7' 6" x 5' 0" (2.29m x 1.52m)

White suite comprising: low level toilet, pedestal wash hand basin with mixer tap and 'P' shaped bath with separate taps and mixer shower over. Tiled walls. Extractor fan. Tiled floor. Heated towel rail radiator.

#### **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](http://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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	60
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 