



**EDWARD KNIGHT**  
ESTATE AGENTS

PARK ROAD, RUGBY, CV21 2QX

£650 PCM – FEES APPLY





A recently refurbished studio flat conveniently located in a tree lined road within walking distance of Rugby town centre, railway station and Caldecott Park. The well presented accommodation briefly comprises: lounge/bedroom with adjoining built-in wardrobe, refitted kitchen and refitted shower room. The property further benefits from uPVC double glazing, electric panel heaters and an allocated off-road parking space. Available now. Unfurnished. Energy rating D.

#### **LOUNGE/BEDROOM**

14' 9" into bay x 11' 9" (4.5m x 3.58m)

Enter via a solid timber door. uPVC double glazed square bay window to the front aspect. Obscure uPVC double glazed window to the side aspect. Modern wall mounted electric panel heater. Wood effect laminate flooring. Feature fireplace with electric cast iron effect stove. Satellite and telephone connection points. Opening through to:

#### **INNER LOBBY**

Built-in triple door wardrobe with hanging space and shelving. Wood effect laminate flooring. Door to the shower room. Door to:

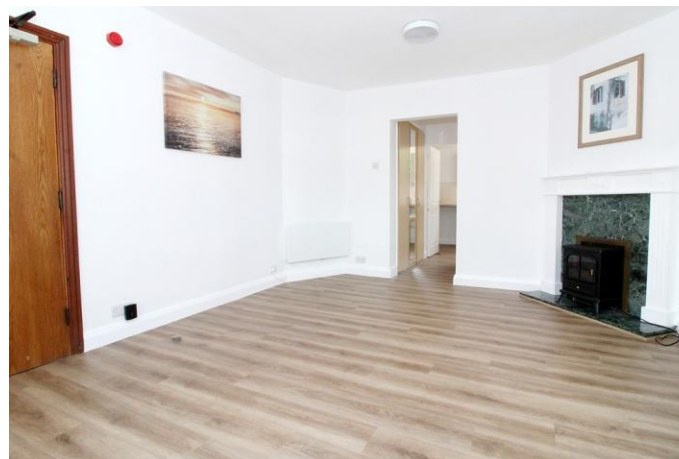
#### **KITCHEN**

10' 5" x 6' 1" (3.18m x 1.85m)

A re-fitted range of eye and base level units surmounted by wood effect work surfaces. Inset stainless steel sink and drainer with mixer tap over. Built in stainless steel single electric oven, black ceramic hob and extractor hood. Space and plumbing for a washing machine. Space for a fridge freezer. Breakfast bar. Tiled splashback. Wood effect laminate flooring. Modern wall mounted electric panel heater. uPVC double glazed window to the rear aspect.

#### **SHOWER ROOM**

Refitted white suite comprising: pedestal wash hand basin with mixer tap, low-level toilet and shower



enclosure with electric shower. Tiled splashback. Wood effect laminate flooring. Ceiling mounted extractor fan. Wall mounted electric fan heater.

#### **PARKING**

One allocated off-road parking space to the rear of the building.

#### **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.

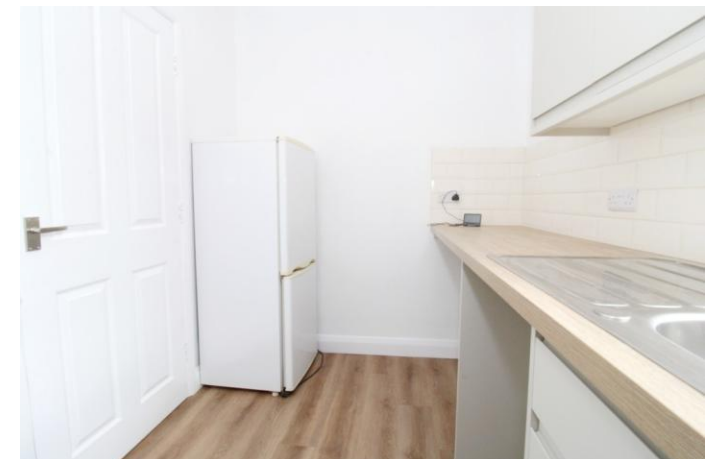
Utilities: gas, water, electric, council tax, telephone, broadband etc and the television licence.

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](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).

