



EDWARD KNIGHT
ESTATE AGENTS

CRIMSON CLOSE, ASHLAWN GARDENS, RUGBY, CV22 5EW

£1,450 PCM – FEES APPLY





An exciting opportunity to rent a modern three bedroom semi-detached house at the end of a quiet cul-de-sac in the desirable Ashlawn Gardens development, which is within the catchment of reputable schooling for all ages and offers easy access to major roads. The accommodation briefly comprises: entrance hall, cloakroom, lounge, kitchen/dining room with integrated appliances, three bedrooms, en-suite shower room and a family bathroom. The property further benefits from dual-zone gas central heating, uPVC double glazing, two off-road parking spaces and an enclosed rear garden. Available now. Unfurnished. Energy rating B.

ENTRANCE HALL

Enter via a composite panel effect door with obscure double glazed insert. Double panel radiator. Wood effect flooring. Built-in double door storage cupboard with shelving, electric consumer unit and fibre broadband connection. Stairs rising to the first floor. Wall mounted programmable thermostat for the ground floor central heating. Doors to the lounge and kitchen. Door to:

CLOAKROOM

Pedestal wash hand basin and low-level toilet. Tiled splashback. Tiled floor. Ceiling mounted extractor fan. White single panel radiator with thermostat control.

LOUNGE

15' 1" x 10' 3" (4.6m x 3.12m)
uPVC double glazed windows to the front and side aspect. Double panel radiator with thermostat control. Virgin Media connection point. Wood effect flooring.



KITCHEN/DINING ROOM

15' 0" x 8' 4" (4.57m x 2.54m)

A range of eye and base level units surmounted by contrasting worktops. Inset stainless steel sink with mixer tap over. Built-in stainless steel single electric oven, four ring gas hob and chimney extractor hood. Integrated fridge freezer, dishwasher and washer dryer. Concealed combination central heating boiler. Wood effect flooring. Double panel radiator with thermostat control. uPVC double glazed windows to the front and side aspects. uPVC double glazed patio doors to the rear garden.

STAIRS & LANDING

Built-in storage cupboard. Doors to all further first floor accommodation:

BEDROOM ONE

10' 5" x 10' 2" max (3.18m x 3.1 m)

uPVC double glazed window to the side aspect. Single panel radiator. Wood effect flooring. Wall mounted programmable thermostat for the first floor central heating. Door to:

ENSUITE

White suite comprising: pedestal wash hand basin, low-level toilet and fully tiled shower enclosure with electric shower. Fully tiled walls and floor. Wall mounted extractor fan. Electric shaver socket. Double panel radiator with thermostat control. Obscure uPVC double glazed window to the front aspect.

BEDROOM TWO

11' 6" max x 8' 3" (3.51m x 2.51m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Wood effect flooring.



BEDROOM THREE

8' 4" x 6' 0" (2.54m x 1.83m)

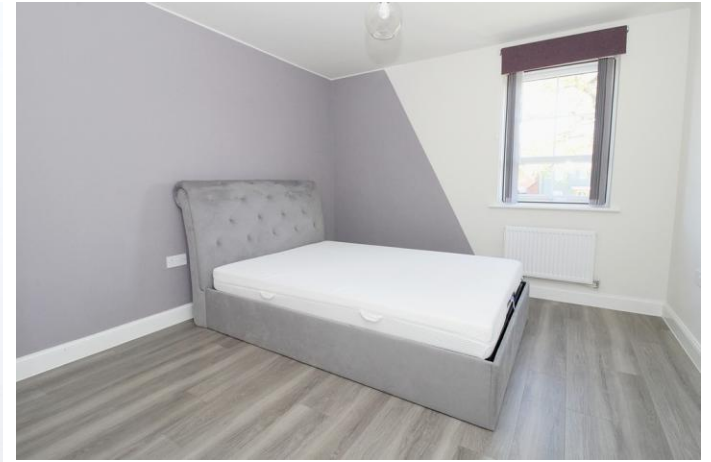
uPVC double glazed window to the side aspect. Single panel radiator. Wood effect flooring.

FAMILY BATHROOM

6' 6" x 5' 1" (1.98m x 1.55m)

White suite comprising: low-level toilet, pedestal wash hand basin and panelled bath with mixer tap and thermostatic shower over. Fully tiled walls and floor. Wall mounted extractor fan. Chrome heated towel rail radiator. Obscure uPVC double glazed window to the front aspect.







FRONTAGE & PARKING

Slab path to the front door which has a storm porch and courtesy light. Planted borders and laid to lawn areas either side.

Tarmac driveway providing off-road parking space for two cars and access to the rear garden via a lockable timber gate.

ENCLOSED GARDEN

Mainly laid to slabs with a small area to grass in the middle. Timber shed. Gate to the driveway. Enclosed by brick walls and timber fence.

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: 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).



