



EDWARD KNIGHT
ESTATE AGENTS

NEWBOLD ROAD, RUGBY, WARWICKSHIRE, CV21 2NG

£500 PCM – FEES APPLY





A recently redecorated one bedroom studio flat conveniently located within walking distance of Rugby town centre and Railway Station. The accommodation briefly comprises: open plan lounge/kitchen, bedroom area and shower room. Further benefits include uPVC double glazing, electric panel heating and intercom entry. Available now. Unfurnished. Energy rating E.

KITCHEN/LOUNGE

14' 8" x 9' 10" (4.47m x 3m)

Enter via a solid timber entrance door. uPVC double glazed window to the side aspect. Wall mounted electric panel heater. Intercom entry phone. TV aerial point. Tiled floor. Wood effect laminate floor. A range of refitted eye and base level units surmounted by contrasting roll edge worksurfaces. Inset stainless steel one and half bowl sink and drainer with a mixer tap over. Double electric cooker with integrated four ring ceramic hob and chimney extractor hood. Space for a washing machine and under counter fridge/freezer. Opening through to:

BEDROOM

11' 5" x 7' 0" (3.48m x 2.13m)

uPVC double glazed window to the rear aspect. Wall mounted electric panel heater. Tiled floor. Door to the shower room.



SHOWER ROOM

Refitted white suite comprising: low level close coupled toilet, wall mounted wash hand basin with a mixer tap and a fully tiled shower enclosure with electric shower. Tiling to splash back areas. Tiled floor. Recessed ceiling spotlights. Extractor fan. 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

Edward Knight Estate Agents are members of the Property Ombudsman redress scheme and have client money protection with Client Money Protect (CMP).

