



EDWARD KNIGHT
ESTATE AGENTS

HARVON GARTH, CAMBRIDGE STREET, RUGBY, WARWICKSHIRE, CV21 3FH

£750 PCM – FEES APPLY





A modern one bedroom top floor flat conveniently located within walking distance of Rugby town centre and railway station. The accommodation briefly comprises: entrance hall, open plan lounge kitchen, double bedroom & bathroom with shower. The property further benefits from: allocated off-road parking space, electric storage heating, uPVC double glazing and secure intercom entry. Available early September. Unfurnished. Energy rating D.

Entrance Hall

Enter via panel effect timber entrance door. With an electric storage heater. Electric consumer unit. Smoke alarm. Intercom entry phone. Access to loft space. Doors to all further accommodation.

Lounge/Kitchen

15' x 9' 4" (4.57m x 2.84m)

With a uPVC double glazed window to the front aspect. Electric storage heater. TV and telephone points. Open through to:

Kitchen Area

8' 2" x 7' 2" (2.49m x 2.18m)

With a range of light wood effect eye and base level units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel sink and drainer with mixer tap over. Tiled splashbacks. Built-in single electric oven, four ring electric hob and concealed extractor hood. Integrated fridge with small freezer box. Washing machine. Airing cupboard. Warm air heater.

Bedroom

14' 8" x 8' 6" max (4.47m x 2.59m max)

With a uPVC double glazed window to the front aspect. Wall mounted electric panel heater.

Bathroom

With a white suite comprising: low level toilet, pedestal wash hand basin and panelled bath with electric



shower over. Tiled splashback areas. Wall mounted electric fan heater. Extractor fan.

Communal Parking & Hallway

One allocated parking space in the car park at the rear of the building. Secure intercom entry into communal hallway with stairs rising to all floors.

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).

