



**EDWARD KNIGHT**  
ESTATE AGENTS

MORTON GARDENS, RUGBY, CV21 3TG

£750 PCM – FEES APPLY







A modern one bedroom top floor apartment conveniently located in a quiet development within easy walking distance of Rugby town centre and railway station. The accommodation briefly comprises: entrance hall, lounge/dining room, kitchen, double bedroom and bathroom. The property further benefits from electric panel heaters, double glazing, intercom entry and one allocated off-road parking space. Available mid March. Unfurnished. Energy rating D.

#### **ENTRANCE HALL**

Wood effect laminate flooring. Wall mounted electric panel heater. Intercom entry phone. Electric consumer unit. Telephone socket. Built-in airing cupboard housing the hot water cylinder. Smoke alarm. Doors to the bathroom and bedroom. Opening to:

#### **LOUNGE/DINING ROOM**

14' 6" x 11' 1" (4.42m x 3.38m)

Two double glazed windows. One mounted electric panel heater. TV aerial socket. Door to:

#### **KITCHEN**

9' 7" x 6' 8" (2.92m x 2.03m)

A range of refitted eye and base level units surmounted by contrasting roll-edge work surfaces. Inset stainless steel sink and drainer with mixer tap over. Built-in stainless steel single electric oven, four ring black ceramic hob and extractor hood. Space and plumbing for a washing machine and fridge freezer. Tiling to splashback areas. Vinyl floor. Wall mounted electric fan heater.

#### **BEDROOM**

11' 1" x 8' 9" (3.38m x 2.67m)

Double glazed window. Wall mounted electric panel heater.



## BATHROOM

6' 8" x 6' 4" (2.03m x 1.93m)

White suite comprising: pedestal wash hand basin, low-level close coupled toilet and P-shaped bath with electric shower over. Tiling to splashback areas.

Laminate flooring. Extractor fan. Electric shaver socket.

Wall mounted electric fan heater.

## PARKING & COMMUNAL AREAS

One allocated parking space. Landscaped grounds.

Intercom entry into the communal hallway.

## COUNCIL TAX

Band A

## FEES PAYABLE BY TENANTS

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.



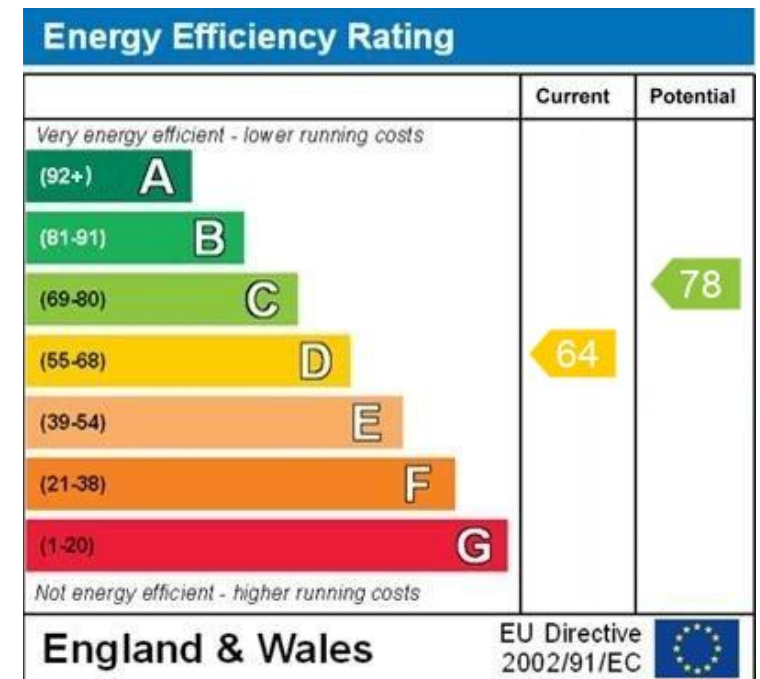
Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will 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).



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