



EDWARD KNIGHT
ESTATE AGENTS

HILLMORTON ROAD, HILLMORTON, RUGBY, CV22 5EZ

£925 PCM – FEES APPLY





Edward Knight are delighted to offer for let this modern two bedroom ground floor apartment in the highly sought after residential area of Hillmorton, with a wide range of amenities within walking distance and easy commuter access to major roads. The well appointed accommodation is finished to a high standard and briefly comprises: entrance hall, open plan living/kitchen/dining room with appliances, two double bedrooms with wardrobes and a shower room. Further benefits include electric central heating, uPVC double glazing, secure intercom entry, an off-road parking space and the use of a communal garden with clothes drying area and bike store. Available now. Unfurnished. Energy rating C.

ENTRANCE HALL

Enter via a solid timber panelled door. Double panel radiator. Intercom entry phone. Timer controls and thermostat for the central heating. Recessed ceiling spotlights. Double door built-in storage/airing cupboard housing the electric central heating boiler, hot water tank and consumer unit. Doors to all further accommodation.

OPEN PLAN LIVING KITCHEN DINER

20' 8" x 13' 2" max (6.3m x 4.01m)

uPVC double glazed French doors to a Juliet balcony. Double panel radiator with thermostat control. TV and telephone sockets. A range of grey gloss eye and base level units surmounted by marble effect worktops. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Built-in stainless steel single electric oven, black ceramic hob and chimney extractor hood. Integrated fridge freezer. Washing machine. Wood effect flooring. Recessed ceiling spotlights. Ceiling mounted heat sensor.



BEDROOM ONE

12' 1" min x 11' 7" (3.68m x 3.53m)

uPVC double glazed French doors opening to a Juliet balcony. Double panel radiator with thermostat control. Built-in double door wardrobe. Recessed ceiling spotlights.

BEDROOM TWO

16' 3" max x 9' 7" (4.95m x 2.92m)

uPVC double glazed window to the rear aspect. Double panel radiator with thermostat control. Built-in double wardrobe. Recessed ceiling spotlights.

SHOWER ROOM

7' 0" x 6' 0" (2.13m x 1.83m)

White suite comprising: low-level close coupled toilet, wash hand basin with vanity unit under and corner shower enclosure with thermostatic shower. Extractor fan. Recessed ceiling spotlights. Wood effect flooring. Chrome heated towel rail radiator. Double glazed Velux window.

COMMUNAL AREAS

One off-road parking space in the car park to the front of the building.

Secure intercom entry into the block with stairs rising to all floor.

Communal garden located at the rear of the building with a bike store and clothes drying area.

COUNCIL TAX

Band B





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).

