



EDWARD KNIGHT
ESTATE AGENTS

MARTIN LANE, BILTON, RUGBY, CV22 7RF

£895 PCM – FEES APPLY





A stylish two bedroom ground floor flat located in the highly desirable residential area of Bilton, which is well served by local amenities and offers easy access to major roads. The accommodation briefly comprises: entrance hall, lounge/dining room, refitted kitchen, two good size double bedrooms and a refitted bathroom. The property further benefits from gas fired central heating, uPVC double glazing, communal gardens with drying areas and parking available within the development. Available soon. Unfurnished. Energy rating C.

ENTRANCE HALL

Enter via a panel effect uPVC door with obscure double glazed insert above. Single panel radiator with thermostat control. Wood effect laminate flooring. Small cupboard housing the electric meter. Part glazed timber door to:

LOUNGE/DINING ROOM

17' 4" x 10' 7" (5.28m x 3.23m)
 Two uPVC double glazed windows to the front aspect. Two single panel radiators with thermostat controls. Wood effect flooring. Decorative fireplace. TV connection points. Part glazed timber door to:

KITCHEN

8' 9" x 8' 8" (2.67m x 2.64m)
 A refitted range of two tone Shaker style units surmounted by white worktops. Inset white ceramic sink and drainer with mixer tap over. Tiling to splashback areas. Built in single electric oven, black ceramic induction hob and concealed extractor hood. Space for a fridge freezer. Space and plumbing for a washing machine. Integrated dishwasher. Cupboard housing a combination central heating boiler and gas meter. Tile effect vinyl flooring. Single panel radiator with thermostat control.



BEDROOM ONE

10' 6" x 9' 0" (3.2m x 2.74m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. Built-in double door wardrobe housing the electric consumer unit.

Wood effect flooring.

BEDROOM TWO

13' 7" x 8' 5" (4.14m x 2.57m)

uPVC double glazed window to the rear aspect.

Double panel radiator with thermostat control. Wood effect laminate flooring.

BATHROOM

5' 6" x 5' 5" (1.68m x 1.65m)

White suite comprising: low-level close coupled toilet, pedestal wash hand basin and "P" shaped panelled bath with mixer tap and thermostatic shower over with rain effect shower head. Tiling to splashback areas. Tile effect vinyl flooring. Wall recessed extractor fan.

Chrome heated towel rail radiator.

COMMUNAL GROUNDS & PARKING

The block can be accessed from the front and rear.

Communal gardens surround with drying areas. Ample unallocated parking is available within the development.

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.

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).

Energy Efficiency Rating

| | Current | Potential |
|----------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 74 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

WWW.EPC4U.COM