



**EDWARD KNIGHT**  
ESTATE AGENTS

RIVERSIDE CORNER, PARKFIELD ROAD, NEWBOLD, RUGBY, CV21 1EF

£700 PCM – FEES APPLY





A good size modern one bedroom ground floor apartment conveniently located in Newbold for easy access to Rugby town centre, motorways and the western relief road. The accommodation briefly comprises: entrance hall, good size open plan lounge/dining room/kitchen, double bedroom with wardrobe & bathroom. The property further benefits from: uPVC double glazing, electric storage heating, allocated off-road parking and intercom entry. Available late July. Unfurnished. Energy rating C.

#### **ENTRANCE HALL**

Wood laminate flooring. Electric storage heater. Doors to all further accommodation. Intercom system. Door to storage cupboard with consumer unit internally.

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

17' 4" x 19' 7" (5.28m x 5.97m)

A range of base and eye level units with roll top worksurfaces. Tiling to splash back areas. Built-in stainless steel single electric oven, four ring solid plate hob and chimney extractor hood. Space for a fridge/freezer and washing machine. Tiled floor. TV aerial point. Electric storage heater. uPVC double glazed doors to the front aspect. uPVC double glazed window to the front aspect.

#### **BEDROOM**

8' 10" x 11' 5" (2.69m x 3.48m)

uPVC double glazed window to the side aspect. Electric storage heater. Built-in double wardrobe. TV aerial point.

#### **BATHROOM**

Low flush WC. Pedestal wash hand basin with separate taps. Single panelled bath with a shower over. Tiling to splash back areas. An extractor fan. Towel rail.

#### **COUNCIL TAX**

Band - A



## FEE'S

### 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:** including communication services and 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).

