



EDWARD KNIGHT
ESTATE AGENTS

BRIDGET STREET, RUGBY, CV21 2BU

£750 PCM – FEES APPLY





A well presented one bedroom ground floor flat conveniently located within walking distance of Rugby town centre and it's amenities. The converted flat offers modern open plan living briefly comprising: open plan lounge/kitchen with integrated appliances, double bedroom with fitted wardrobes and shower room. The property further benefits from: uPVC double glazing and modern electric panel heaters. Available now. Unfurnished. Energy rating D.

OPEN PLAN LOUNGE/KITCHEN

17' 4" x 11' 6" (5.28m x 3.51m)

Enter via a part obscure double glazed uPVC entrance door. A range of eye and base level units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Built-in stainless steel single electric oven, four ring gas hob and concealed extractor hood. Integrated fridge freezer. Integrated washing machine. Tiled floor to the kitchen area. Wall mounted electric panel heater. TV aerial socket. Ceiling mounted heat sensor. Built-in double door storage cupboard. Door to:

SHOWER ROOM

Modern white suite comprising: wash hand basin with vanity unit under, low-level close coupled toilet and shower enclosure with wall mounted electric shower. Tiling to splashback areas. Vinyl floor. Extractor fan. Chrome heated towel rail radiator.

BEDROOM

11' 3" x 7' 9" (3.43m x 2.36m)

uPVC double glazed window to the front aspect. Wall mounted electric panel heater. TV aerial point. Ceiling mounted smoke alarm. Triple mirrored door fronted built-in wardrobe with electric consumer unit.

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		75
(55-68) D	62	
(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