



EDWARD KNIGHT
ESTATE AGENTS

LINDON COURT, BRYANT ROAD, RUGBY, CV23 0UU

£775 PCM – FEES APPLY





A modern one bedroom first floor apartment conveniently located close to junction one of the M6, which is ideal for commuters and offers easy access to retail parks, shops and Rugby railway station. The accommodation briefly comprises: entrance hall, open plan living kitchen dining room, double bedroom and a bathroom with shower. Further benefits include double glazing, modern electric panel heaters, intercom entry and an allocated parking space. Available end September. Unfurnished. Energy rating TBC.

ENTRANCE HALL

Enter via a solid timber door. Wall mounted electric panel heater. Wood effect laminate flooring. Wall mounted intercom entry phone. Recessed ceiling spotlights. Built-in airing cupboard housing a hot water cylinder, electric consumer unit and plumbing for a washing machine. Doors to all further accommodation

OPEN PLAN LIVING KITCHEN

23' 6" x 11' 1" (7.16m x 3.38m)

Double glazed door opening to a Juliet balcony. Double glazed window. Electric panel heater. Wood effect laminate flooring to the living area. Wall mounted lights. TV, telephone and satellite connections. A range of eye and base level units surmounted by contrasting work surfaces. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Built in stainless steel single electric oven, black ceramic hob and extractor hood. Integrated fridge freezer and dishwasher. Tiled flooring to the kitchen area along with recessed ceiling spotlights.



BEDROOM

11' 8" x 8' 9" (3.56m x 2.67m)

Two double glazed opening windows and a further non-opening window. Wall mounted electric panel heater. TV and telephone sockets.

BATHROOM

7' 1" x 7' 0" (2.16m x 2.13m)

White suite comprising: pedestal wash hand basin, low-level close coupled toilet and panelled bath with thermostatic shower over. Tiling to splashback areas. Tiled floor. Wall mounted electric heated towel rail radiator.

PARKING & COMMUNAL AREAS

One allocated parking space in the building car parking.

Coded intercom entry into the main hallway.

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.

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).