



EDWARD KNIGHT
ESTATE AGENTS

CHURCH COURT, LITTLE CHURCH STREET, RUGBY, CV21 3DG

£700 PCM – FEES APPLY





A converted one bedroom open plan first floor apartment located in the heart of Rugby town centre. The property is situated in a small gated development and offers the following accommodation: entrance hall, open plan lounge/kitchen with appliances, bedroom and bathroom. Further benefits include modern panel heaters, uPVC double glazing and intercom entry. Available now. Unfurnished. Energy rating C.

Entrance Hall

Enter via a solid timber entrance door. Wall mounted intercom entry phone. Electric consumer unit. Recessed ceiling spotlights. Smoke alarm. Could be used as a study area. Doors to all further accommodation.

Open Plan Lounge/Kitchen

13' 10" x 12' 3" (4.22m x 3.73m)

Two double glazed windows to the front aspect. Wall mounted electric panel heater. Recessed ceiling spotlights. TV aerial point. Wood effect laminate floor. Smoke alarm. A range of eye and base level units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Tiling to splashback areas. Built-in stainless steel double electric oven, four ring black ceramic hob and chimney extractor hood. Integrated fridge, freezer and washing machine. Extractor fan. Airing cupboard housing a hot water cylinder. Wall mounted cupboard housing a central extraction unit.



Bedroom

11' 1" x 8' (3.38m x 2.44m)

uPVC double glazed window to the rear aspect.
Electric panel heater. TV aerial point. Recessed ceiling spotlights.

Bathroom

6' 1" x 6' 4" max (1.85m x 1.93m max)

White suite comprising: pedestal wash hand basin, low level toilet and panelled bath with mixer tap and shower unit over. Tiled walls and floor. Ceiling extractor fan. Electric shaving light. Heated towel rail radiator.

Outside

The development is accessed from Little Church and has communal seating areas. Steps rise to a veranda where there is a secure entrance into the communal 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.

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

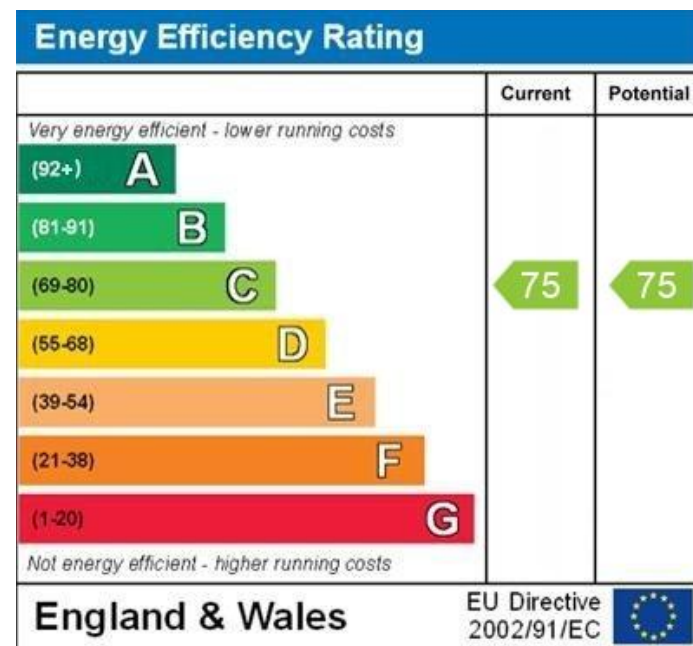
start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will pay the costs of the lock being changed.

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).



WWW.EPC4U.COM