EDWARD KNIGHT
ESTATE AGENTS

BANK STREET, RUGBY, WARWICKSHIRE, CV21 2QE

£675 PCM – FEES APPLY









A newly redecorated one bedroom top floor flat conveniently located in the heart of Rugby town centre. The accommodation briefly comprises: entrance hall, open plan living kitchen with main appliances, bedroom with walk-in wardrobe & shower room. The property benefits from electric heating, washing machine & integrated fridge. Ideal for access to the town centre and railway station. Available now. Unfurnished. Energy rating E.

Entrance Hall
Doors to the bedroom & shower room. Open through to:

Open Plan Living Kitchen
19' x 16' 11" (5.79m x 5.16m)
Three sash windows to the front aspect. Television aerial point. Electric panel heater. A range of Shaker style eye and base level kitchen units surmounted by contrasting roll-edge worksurfaces. Stainless steel sink and drainer. Tiled splashback areas. Built-in single electric oven, four ring ceramic hob and extractor hood. Integrated fridge. Washing machine.

Bedroom
11' 3" min x 8' 9" (3.43m min x 2.67m)
Sash window to the side aspect. Electric panel heater. Built-in walk-in wardrobe with hanging rail and sash window to the side aspect.

Shower Room
White suite comprising: fully tiled shower cubicle, wash hand basin and low level toilet. Tiled splashback areas. Electric heater. Tiled floor.

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.



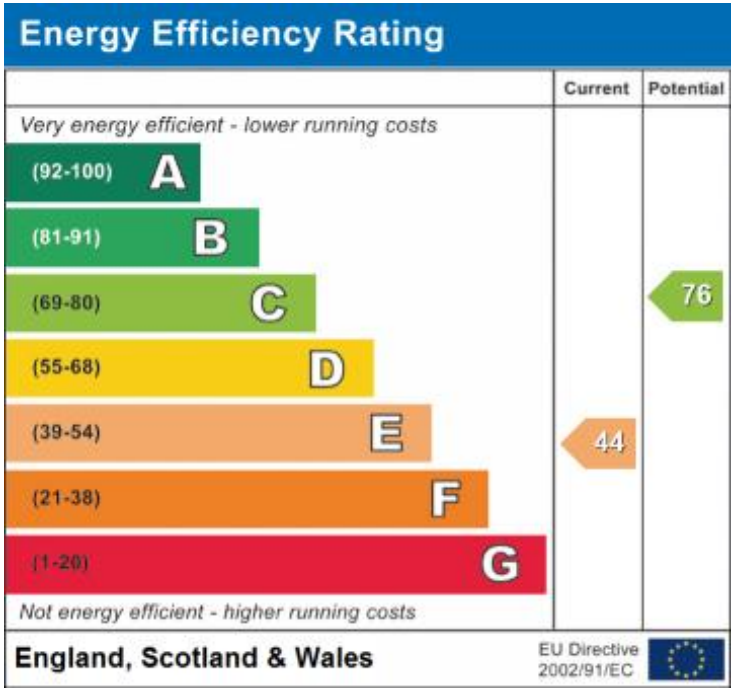
Company Application Fee (where the tenancy is taken in the name of a company): £500 plus VAT (plus check-out fee of £100 plus VAT)

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).







14 Regent Street, Rugby,
Warwickshire, CV21 2PY

www.edwardknight.co.uk
lettings@edwardknight.co.uk
01788 543222

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements