



EDWARD KNIGHT
ESTATE AGENTS

THE LIBRARY, MANOR HOUSE, CLIFTON ROAD, RUGBY, CV21 3QG

£750 PCM – FEES APPLY





A well presented one bedroom first floor apartment situated within walking distance of Rugby railway station and town centre. The apartment offers modern open plan living including a kitchen/lounge/dining room, double bedroom and an en-suite shower room. Further benefits include secure intercom entry system and gas fired central heating. Available soon. Unfurnished. Energy rating TBC.

Entrance Hall

Telephone intercom system. Door into:

Open Plan Living Area

Lounge/Dining Room Area

Window to side elevation. TV point. Satellite point. Radiator. Carpets.

Kitchen Area

With a range of base and eye level units. Built in cooker. Inset sink with draining board and mixer tap. Integrated fridge, washing machine and dishwasher. Vinyl flooring.

Bedroom One

Window to front and side elevations. Radiator. TV point. Door into:

Shower Room

Shower cubicle with mixer shower over. Wash basin with mixer taps. Low flush wc.

Council Tax

Band B



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).





Total area: approx. 38.3 sq. metres (411.7 sq. feet)

