



EDWARD KNIGHT
ESTATE AGENTS

AVOCET CLOSE, COTON PARK, RUGBY, WARWICKSHIRE, CV23 0WU

£950 PCM – FEES APPLY





A modern two bedroom first floor apartment with GARAGE ideally located in the popular Coton Park development, which offers easy access to the M1, M6, Rugby town centre and railway station. The accommodation briefly comprises: entrance hall, impressive open plan lounge/dining room/kitchen with integrated appliances, two bedrooms & bathroom with shower. Further benefits include: electric heaters, uPVC double glazing, video intercom entry, allocated parking space & single garage. Available early August. Unfurnished. Energy rating C.

Entrance Hall

Enter via a timber entrance door. With wall mounted video intercom entry phone. Alarm control panel. Wall mounted electric panel heater. uPVC double glazed window. Built-in storage cupboard with electric consumer unit. Wall mounted controls for heaters. Doors to all further accommodation.

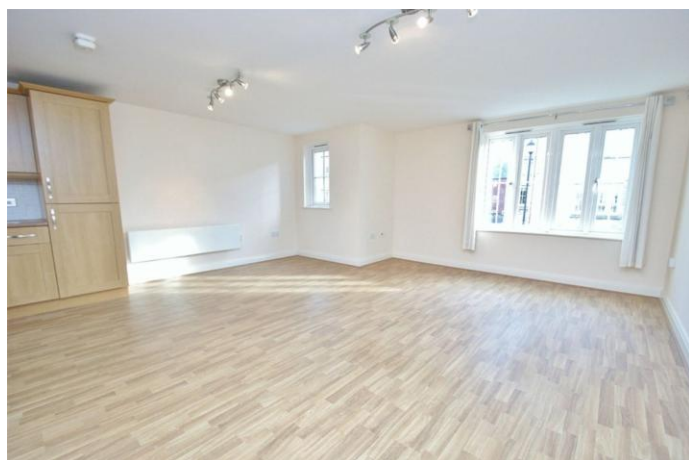
Lounge/Dining Room/Kitchen

23' 8" x 17' 1" (7.21m x 5.21m)

With two uPVC double glazed windows. Two wall mounted electric panel heaters. Telephone point. Integrated TV and satellite point. Wood effect laminate floor.

Kitchen Area

With a range of Shaker style eye and base level units surmounted by wood effect 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 black ceramic hob and chimney extractor hood. Integrated fridge, freezer, dishwasher and space for washing machine. Extractor fan. Wood effect laminate floor. uPVC double glazed window.



Bedroom One

10' 5" x 9' 7" (3.18m x 2.92m)

With a uPVC double glazed window. Wall mounted electric panel heater. Integrated TV and satellite point. Built-in double wardrobe.

Bedroom Two

9' 6" x 8' 8" (2.9m x 2.64m)

With a uPVC double glazed window. Wall mounted electric panel heater. Built-in airing cupboard.

Bathroom

8' 0" x 5' 10" (2.44m x 1.78m)

With a white suite comprising: low level close-coupled toilet, semi-pedestal wash hand basin and panelled shower bath with electric shower over. Tiling to splashback areas. Electric shaver point. Extractor fan. Heated towel rail radiator.

Garage & Parking

Allocated parking space in the car park to the rear leading to a single garage with up and over door.

Council Tax

Band B

Fees

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.

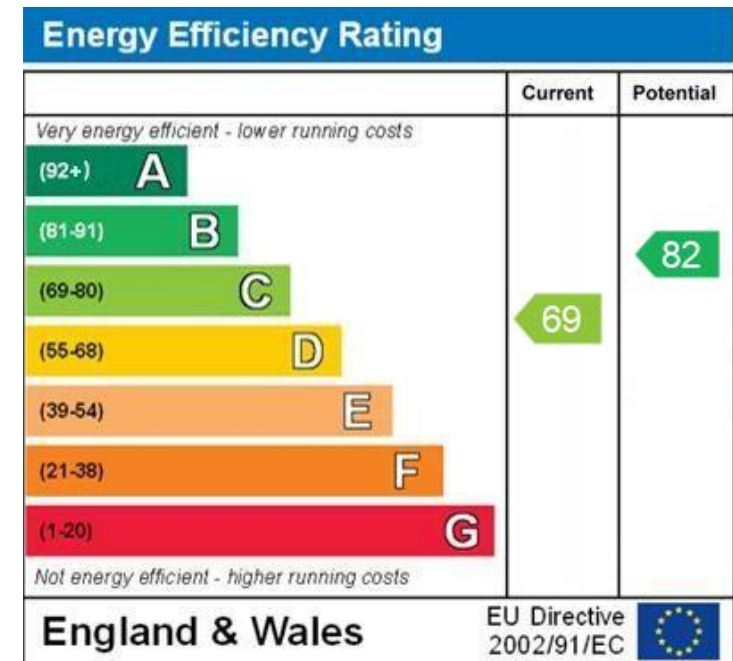
Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will 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).



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