



**EDWARD KNIGHT**  
ESTATE AGENTS

EAST STREET, RUGBY, CV21 3SQ

£995.00 PCM – FEES APPLY





A recently refurbished two bedroom end of mews property located in a cul-de-sac within easy reach of Rugby town centre and railway station. The accommodation briefly comprises: entrance hall, lounge, kitchen/dining room, two well proportioned bedrooms and family bathroom. Further benefits include: gas fired central heating, uPVC double glazing, enclosed rear garden and allocated off-road parking. Available soon. Unfurnished. Energy rating TBC.

#### **ENTRANCE HALL**

Enter via part obscure double glazed uPVC door with leading and stained glass effect. Single panelled wall mounted radiator with thermostat controls. Electric consumer unit. Ceiling mounted mains powered smoke alarm. Coving to ceiling. Stairs rising to first floor. Door to:

#### **LOUNGE**

15' 3" x 14' 6 max" (4.65m x 4.42m)

With uPVC double glazed window to the front aspect. Double panelled wall mounted radiator with thermostat control. Television aerial point. Satellite cable. Two telephone points. Coving to ceiling. Built-in understairs storage cupboard. Double opening doors to:



#### **KITCHEN/DINER**

14' 8" x 8' 0" (4.47m x 2.44m)

With uPVC double glazed door and window to the rear aspect. Wood effect vinyl flooring. A range of white gloss eye and base level kitchen units surmounted by black roll-top worksurfaces. Inset stainless steel one and a half bowl sink and drainer with mixer tap over. Tiled splashback areas. Built-in stainless steel electric oven, four ring gas hob and extractor hood. Wall mounted combination central heating boiler. Space and plumbing for washing machine and further under counter appliance. Single panelled wall mounted radiator with thermostat controls. Coving to ceiling.

### STAIRS/LANDING

Ceiling mounted mains powered smoke alarm. Doors to further first floor accommodation.

### BEDROOM ONE

14' 7" x 11' 4 max" (4.44m x 3.45m)

With uPVC double glazed window to the front aspect. Single panelled wall mounted radiator with thermostat control. Television aerial point. Bulkhead over stairs.

### BEDROOM TWO

14' 6" x 9' 1" (4.42m x 2.77m)

With uPVC double glazed window to the rear aspect. Television aerial point. Single panelled wall mounted radiator with thermostat control. Loft hatch

### BATHROOM

With obscure uPVC double glazed window to the rear aspect. Newly fitted matching white suite comprising of: pedestal wash hand basin with mixer tap, low level toilet and panelled bath with separate taps and combi shower over. Panelled splashback areas. Chrome heated towel rail. Extractor fan. Electric light and shaver point.

### FRONT GARDEN

Tarmacadam parking space with slabbed path leading to the front door and around the side of the property to the side gate. Storm porch with tiled floor, gas and electric meter boxes.

### REAR GARDEN

Slabbed patio area directly to the rear of the property. Remainder laid to lawn and enclosed by timber panelled fencing. Side pedestrian access via a timber gate.

### 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.

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](http://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).

