



**EDWARD KNIGHT**  
ESTATE AGENTS

WINDSOR COURT, RUGBY, CV21 3BH

£700 PCM – FEES APPLY





Edward Knight Estate Agents are delighted to offer for let a recently converted one bedroom first floor apartment situated within the heart of Rugby town centre. The apartment benefits from open plan living encompassing kitchen/breakfast/lounge area. Double bedroom with study/dressing room and a shower room. Telephone intercom system. Electric Heating. Available soon. Unfurnished. EPC rating D.

#### OPEN PLAN LIVING/KITCHEN

##### LIVING AREA

11' 9" x 8' 4" (3.58m x 2.54m)

##### KITCHEN AREA

14' 8" x 5' 6" (4.47m x 1.68m)

##### SHOWER ROOM

6' 6" x 5' 4" (1.98m x 1.63m)

##### BEDROOM ONE

10' 8" x 10' 5" (3.25m x 3.18m)

##### OFFICE/DRESSING AREA

9' 5" x 6' 6" (2.87m x 1.98m)

##### COUNCIL TAX

Band A



## 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.

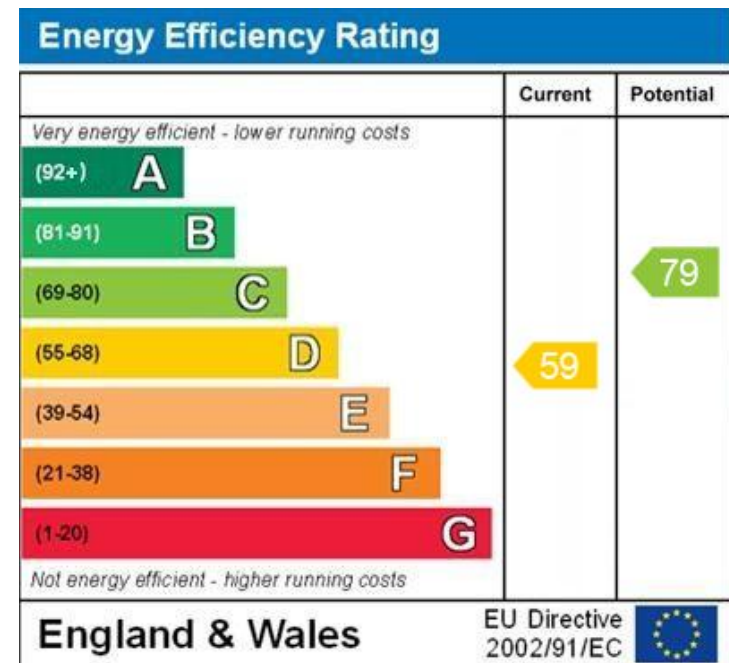


**Company Application Fee** (where the tenancy is taken in the name of a company): £500 plus VAT (plus check-out fee of £100 plus VAT)

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).





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