



EDWARD KNIGHT
ESTATE AGENTS

BRAND ROAD, RUGBY, CV21 1AF

£1,400 PCM – FEES APPLY





A well presented four bedroom modern mews property conveniently located within easy reach of Rugby town centre, railway station, motorways and local amenities. The accommodation briefly comprises: entrance hall, cloakroom, kitchen/dining room, first floor lounge, bedroom and family bathroom and second floor master bedroom with en-suite shower room and two further bedrooms. The property further benefits from gas central heating, uPVC double glazing, off-road parking and an enclosed rear garden. Available late April. Unfurnished. Energy rating C.

ENTRANCE HALL

Double glazed composite door to front aspect. Stairs rising to the first floor. Tiled flooring. Wall mounted radiator. Doors in to Kitchen, Guest WC and Garage.

CLOAKROOM

Low level WC. Wash hand basin. Tiled flooring and tiling to splash backs. Extractor fan. Radiator.

KITCHEN/DINER

12' 5" x 14' 8" (3.78m x 4.47m)

Wall and base units with work surfaces over. Stainless steel one and half bowl sink and drainer unit with a mixer tap. Integrated gas hob with cooker hood above. Integrated double electric oven. Space for fridge freezer, washing machine, tumble dryer and dishwasher. Tiled flooring. Radiator. uPVC double glazed window and French doors to rear aspect.

FIRST FLOOR LANDING

uPVC double glazed window to front aspect. Radiator. Storage cupboard. Doors onto lounge, bedroom four and family bathroom. Stairs rising to second floor.

LOUNGE

13' 5" x 14' 11" (4.09m x 4.55m)

uPVC double glazed window to rear aspect. Television and telephone points. Radiator



BEDROOM FOUR

10' 2" x 8' 2" (3.1m x 2.49m)

uPVC double glazed window to front aspect. Radiator.

FAMILY BATHROOM

Panelled bath with mains powered shower over. Low level W.C. Wash hand basin. Heated towel rail. Partly tiled walls and tiled flooring. Extractor fan.

SECOND FLOOR LANDING

Radiator. Doors onto bedrooms.

MASTER BEDROOM

14' 1" x 11' 3" max (4.29m x 3.43m)

uPVC double glazed window to front aspect. Built in wardrobes. Television and telephone points. Radiator.

EN-SUITE

Shower cubicle. Wash hand basin. Low level W.C. Fully tiled. Radiator. Extractor fan. uPVC double glazed opaque window to front aspect.

BEDROOM TWO

13' 5" max x 8' 2" (4.09m x 2.49m)

uPVC double glazed window to rear aspect. Built in wardrobes. Radiator. Loft access.

BEDROOM THREE

10' 0" x 6' 5" (3.05m x 1.96m)

uPVC double glazed window to rear aspect. Built in wardrobe. Radiator.

FRONT GARDEN

Tarmac driveway with parking for one car. Lawned area. Flower beds. Slabbed pathway leading to entrance.

FORMER GARAGE

Partially converted to provide useful storage and



workshop areas. Power and light connected. Up and over door to the front. Door to the entrance hall.

REAR GARDEN

Low maintenance. Patio area. Gravelled areas. Raised flower beds. Timber fencing surrounds. Gated access to the rear.

COUNCIL TAX

Band D







FEES

Fees Payable By Tenants:

Holding Deposit: equivalent to 1 weeks rent will be taken prior to references being applied for.

Company Application Fee: £500 plus VAT (plus check-out fee of £100 plus VAT)

Tenancy Deposit: equiv alent 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: including communication services and 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.

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).

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM