



EDWARD KNIGHT
ESTATE AGENTS

DOMINIC APARTMENTS, NEWBOLD ROAD, RUGBY, CV21 2LQ

£895 PCM – FEES APPLY





A newly decorated, good size two bedroom first floor apartment conveniently located within easy walking distance of Rugby town centre. The accommodation briefly comprises: entrance hall, open plan lounge/dining room/kitchen with appliances, two double bedrooms & a shower room. Further benefits include gas fired central heating, uPVC double glazing and off-road parking. Available now. Unfurnished. Energy rating TBC.

ENTRANCE HALL

Intercom entry phone. Doors to all further accommodation:

OPEN PLAN LOUNGE/KITCHEN

uPVC double glazed square bay window to the front aspect. uPVC double glazed window to the side aspect. A range of white eye and base level units with roll-top work surfaces. Sink and drainer with a mixer tap over. Single electric oven, ceramic hob and extractor hood. Washing machine and integrated fridge. Wall mounted gas fired combination central heating boiler. TV and satellite point. Radiator.

BEDROOM ONE

Two uPVC double glazed windows to the rear aspect. Radiator. Built-in storage cupboard. TV point.

BEDROOM TWO

Two uPVC double glazed windows to the side aspect. Radiator. Built-in wardrobe.

SHOWER ROOM

Modern white suite comprising: low level toilet, pedestal wash hand basin and enclosed shower with electric shower. Vinyl floor. Extractor fan. Heated towel rail radiator. Obscure uPVC double glazed window to the rear aspect.



OUTSIDE

Parking available in the communal car parking areas at the front and rear of the building.

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.

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

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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements