



**EDWARD KNIGHT**  
ESTATE AGENTS

LANGTREE HOUSE, WOODSIDE PARK, RUGBY, CV21 2DE

£900 PCM – FEES APPLY





A very well presented two bedroom first floor apartment conveniently located a short walk from Rugby railway station and town centre. The modern accommodation briefly comprises: entrance hall, open plan lounge/kitchen with integrated appliances, two double bedrooms and bathroom. The property further benefits from uPVC double glazing, electric panel heaters, secure intercom entry and off-road parking. Available early August. Unfurnished. Energy rating D.

#### **ENTRANCE HALL**

Enter via a dark wood effect door. Wood effect laminate floor. Wall mounted intercom entry phone. Electric consumer unit. Ceiling mounted smoke alarm. Doors to all further accommodation:

#### **OPEN PLAN LOUNGE/KITCHEN**

21' 3" x 15' 0" max (6.48m x 4.57m)  
UPVC double glazed door and windows opening to a Juliet balcony. Wall mounted electric panel heater. Integrated TV and telephone points. Wood effect laminate floor. A range of gloss fronted kitchen units surmounted by contrasting worksurfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Built-in stainless steel single electric oven, four ring ceramic hob and chimney extractor hood. Integrated fridge freezer and washing machine. Recessed ceiling spotlights to the kitchen area. Built-in airing cupboard housing a hot water cylinder and timer controls.

#### **BEDROOM ONE**

12' 4" max x 8' 6" (3.76m x 2.59m)  
UPVC double glazed window to the rear aspect. Wall mounted electric panel heater. TV aerial socket. Fitted sliding double door fronted wardrobe.

#### **BEDROOM TWO**

12' 4" x 8' 4" (3.76m x 2.54m)  
UPVC double glazed window to the rear aspect. Wall mounted electric panel heater. TV aerial socket.



### **BATHROOM**

8' 6" x 4' 9" (2.59m x 1.45m)

White suite comprising low-level close coupled toilet, semi-pedestal wash hand basin and panelled bath with thermostatic shower over. Tiling to splashback areas. Tiled floor. Recessed ceiling spotlights. Wall mounted chrome heated towel rail radiator.

### **PARKING & COMMUNAL AREAS**

Off-road parking available in the communal car park. Secure intercom entry into the communal hallway with post boxes and stairs rising to all floor.

### **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: 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.

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](http://www.edwardknight.co.uk)

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