



EDWARD KNIGHT
ESTATE AGENTS

KIRKISTOWN CLOSE, CALDECOTT MANOR, RUGBY, WARWICKSHIRE, CV21 1AN

£920 PCM - FEES APPLY





A superb, two bedroom first floor apartment located in a quiet cul-de-sac in the Caldecott Manor development, conveniently located for access to motorways, Rugby town centre and the railway station. The accommodation briefly comprises: entrance hall, lounge/dining room with kitchen off, main bedroom with en-suite shower room, second double bedroom and bathroom with shower. Further benefits include gas fired central heating, uPVC double glazing, an allocated parking space and secure intercom entry. Available mid October. Unfurnished. Energy rating B.

Entrance Hall

Enter via a panel effect entrance door. Wall mounted intercom entry phone. Honeywell thermostat and timer for the central heating. Ceiling mounted smoke alarm. Good size storage cupboard with electric consumer unit and power point. Single panel radiator. Wood effect laminate floor. Doors to all further accommodation.

Lounge/Dining Room

13' 5" x 12' 6" (4.09m x 3.81m)

Two uPVC double glazed windows. Two double panel radiators. Smoke alarm. Wood effect laminate floor. Integrated TV and satellite points. Opening through to:



Kitchen

10' 5" x 5' 3" (3.18m x 1.60m)

A range of white eye and base level units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel sink and drainer with mixer tap over. Built-in stainless steel Zanussi single electric oven, four ring gas hob with stainless steel splashback panel and a concealed extractor hood. Space and plumbing for a washing machine and dishwasher. Space for a fridge freezer. Concealed gas fired combination central heating boiler. Ceiling extractor fan. Tile effect floor. uPVC double glazed window to the side aspect.

Bedroom One

10' 7" x 8' 5" min (3.23m x 2.57m min)

uPVC double glazed window. Single panel radiator.

Television aerial point. Telephone point. Door to:

En-Suite Shower Room

White suite comprising: low level close-coupled toilet, pedestal wash hand basin and fully tiled double shower cubicle with electric shower. Tiling to splashback areas.

Extractor fan. Tile effect floor. Single panel radiator.

Electric shaver point.

Bedroom Two

9' 8" x 8' 5" (2.95m x 2.57m)

Two uPVC double glazed windows. Single panel radiator.

Bathroom

White suite comprising: pedestal wash hand basin, low level close coupled toilet and panelled bath with separate taps and combi shower over. Tiling to splashback areas. Vinyl floor. Extractor fan. Single panel radiator. Electric shaver point.

Parking & Communal Hallway

Allocated parking space in a communal car park.

Secure intercom entry into communal hallway with post boxes and stairs rising to all floors.

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 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).

