



EDWARD KNIGHT
ESTATE AGENTS

ASTER DRIVE, COTON PARK, RUGBY, CV23 0HR

£1,450 PCM – FEES APPLY





An immaculate three bedroom modern end of terrace house located in the sought after Coton Park development which is ideally positioned for commuters to access motorways, Rugby railway station, town centre and retail parks. The accommodation briefly comprises: entrance hall, cloakroom, lounge, kitchen/dining room, three bedrooms, en-suite shower room and a bathroom. The property further benefits from gas fired central heating, uPVC double glazing, two off-road parking spaces and a secluded rear garden. Available early August. Furnished. Energy rating B.

ENTRANCE HALL

Enter via a composite panel effect door with obscure double glazed insert. Single panel radiator. Wood effect flooring. Electric consumer unit. Thermostat for the central heating. Stairs rising to the first floor. Door to the lounge. Door to:

CLOAKROOM

Corner pedestal wash hand basin and low-level toilet. Tiled splashback area. Wood effect flooring. Single panel radiator with thermostat. Obscure uPVC double glazed window to the front aspect.

LOUNGE

13' 11" x 11' 7" (4.24m x 3.53m)
uPVC double glazed window to the front aspect. Single panel radiator with thermostat. Fibre optic broadband connection point. Under stairs storage cupboard. Door to:

KITCHEN/DINING ROOM

14' 10" x 8' 5" (4.52m x 2.57m)
A range of Shaker style eye and base level units surmounted by marble effect worktops. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Built-in stainless steel single electric oven, four ring gas hob and chimney extractor hood. Fridge freezer, washing



machine and dishwasher. Wood effect flooring. Concealed combination central heating boiler. Single panel radiator with thermostat control. uPVC double glazed window to the rear aspect. uPVC double glazed patio doors to the rear garden.

STAIRS & LANDING

Built-in storage cupboard with shelving. Doors to all further first floor accommodation:

BEDROOM ONE

11' 7" max x 9' 1" (3.53m x 2.77m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Built-in over stairs storage cupboard. Door to:

ENSUITE

White suite comprising: pedestal wash hand basin with mixer tap, low-level toilet and fully tiled shower enclosure with the thermostatic shower. Tiling to splashback areas. Vinyl floor. Extractor fan. Single panel radiator with thermostat. uPVC obscure double glazed window to the front aspect.

BEDROOM TWO

8' 9" x 7' 3" (2.67m x 2.21m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat.

BEDROOM THREE

7' 2" x 5' 6" (2.18m x 1.68m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat.

BATHROOM

5' 7" x 5' 6" (1.7m x 1.68m)

White suite comprising: low-level toilet, pedestal wash hand basin and panelled bath with mixer tap and thermostatic shower over. Tiling to splashback areas. Vinyl floor. Extractor fan. Single panel radiator with



thermostat control. Obscure uPVC double glazed window to the side aspect.

FRONTAGE

Two block paved parking spaces. Slab path leading to the front door with courtesy light. Outside power sockets. Shared path leading down the side of the property to the rear garden.

REAR GARDEN

Slab patio across the rear of the property with timber gate to the side, power outlet, cold water tap and courtesy light. Slab path continues down the garden to







a raised decked seating area at the very rear through laid to lawn areas with cracked slate borders. Enclosed by timber fencing to all sides.

COUNCIL TAX

Band C

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).

Energy Efficiency Rating

