



EDWARD KNIGHT
ESTATE AGENTS

HUNTER STREET, RUGBY, WARWICKSHIRE, CV21 3NS

£865 PCM – FEES APPLY





A recently improved traditional two bedroom end of terrace property located within walking distance of Rugby railway station and just outside the town Centre. The accommodation briefly comprises: entrance hall, lounge, dining room, kitchen, ground floor bathroom and two double bedrooms. The property further benefits from gas fired central heating, uPVC double glazed windows and a low maintenance rear yard. Available now. Unfurnished. Energy rating D.

ENTRANCE HALL

Enter via a part obscure glazed timber panel door. Single panel radiator with thermostat control. Wall mounted programmable thermostat for the central heating. Door to the dining room. Door to:

LOUNGE

10' 5" x 9' 3" (3.18m x 2.82m)
uPVC double glazed window to the front aspect. Double panel radiator with thermostat control. Cable TV and broadband connection point. Cabinet housing the electric meter and gas meter. Electric consumer unit. Opening through to:

DINING ROOM

12' 7" x 11' 0" (3.84m x 3.35m)
uPVC double glazed window to the rear aspect. Double panel radiator. Stairs rising to the first floor. Opening to:

KITCHEN

9' 0" x 5' 8" (2.74m x 1.73m)
Light wood effect kitchen units surmounted by contrasting worktops. Inset stainless steel sink and drainer with mixer tap. Tiling to splashback areas. Built-in stainless steel single electric oven, four ring gas hob and chimney extractor hood. Space and plumbing for a washing machine and undercounter fridge freezer. Concealed combination central heating boiler. Tiled floor. Double panel radiator with thermostat control.



uPVC double glazed window to the side aspect. Part obscure double glazed uPVC panel effect door to the rear yard. Door to:

GROUND FLOOR BATHROOM

5' 10" x 4' 8" (1.78m x 1.42m)

White suite comprising: low-level toilet, wash hand basin with vanity unit under and panelled bath with mixer tap and thermostatic shower over. Fully tiled walls. Vinyl flooring. Recessed ceiling spotlights. Wall mounted extractor fan. Chrome heated towel rail radiator. Obscure uPVC double glazed window to the side aspect.

STAIRS & LANDING

Loft hatch. Smoke alarm. Doors to all further first floor accommodation:

BEDROOM ONE

12' 8" x 10' 5" (3.86m x 3.18m)

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

BEDROOM TWO

11' 1" x 9' 7" (3.38m x 2.92m)

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

FRONT GARDEN

Concrete path leading to the front door. Slab fore garden with planting border area retained by brick walls with a metal gate.

REAR YARD

Laid to slabs with shared rear access.

COUNCIL TAX

Band A





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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	