



EDWARD KNIGHT
ESTATE AGENTS

PICKWICK PLACE, BUTTERFIELD GARDENS, RUGBY, WARWICKSHIRE, CV21 1FS

£1,075 PCM – FEES APPLY





A modern two bedroom mid mews property located in the Butterfield Gardens development just off Technology Drive, which offers excellent access to the railway station, motorways, retail parks and other amenities. The accommodation briefly comprises: entrance hall, cloakroom, lounge, kitchen, two double bedrooms and bathroom with shower. Further benefits include: gas fired central heating, uPVC double glazing, two off-road parking spaces and an enclosed rear garden with shed. Available mid June. Unfurnished. Energy rating C.

ENTRANCE HALL

Enter the property via a panel effect entrance door with obscure double glazed inserts. Single panel radiator with thermostat. Tiled floor. Smoke alarm. Recessed ceiling spotlights. Stairs rising to the first floor. Opening through to the kitchen. Part glazed panelled door to the Lounge. Door to:

CLOAKROOM

With a white pedestal wash hand basin with mixer tap and tiled splashback. Low level close coupled toilet. Tiled floor. Electric consumer unit. Extractor fan. Recessed ceiling spotlights. Chrome heated towel rail radiator. Obscure uPVC double glazed window to the front aspect.



KITCHEN

9' 10" x 6' (3.00m x 1.83m)

A range of white gloss eye and base level units surmounted by co-ordinating work surfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Tiling to splashback areas. Under unit lights. Built-in Zanussi stainless steel single electric oven, four ring gas hob, stainless steel splash back panel and concealed extractor hood. Space and plumbing for a washing machine and fridge/freezer. Concealed Ideal central heating

boiler. Recessed ceiling spotlights. Tiled floor. Extractor fan. Floor level warm air heater. uPVC double glazed window to the front aspect.

LOUNGE

13' max x 12' 2" max (3.96m x 3.71m)

uPVC double glazed doors with adjoining full height uPVC double glazed windows to the rear garden. Double panel radiator. Tiled floor. Recessed ceiling spotlights. Wall mounted timer/thermostat for independent heating. Two television sockets. Built-in understairs storage cupboard with light.

STAIRS & LANDING

With access to loft space. Single panel radiator with thermostat. Smoke alarm. Recessed ceiling spotlights. Doors to all further accommodation.

BEDROOM ONE

13' max x 8' 7" (3.96m max x 2.62m)

Two uPVC double glazed windows to the front aspect. Single panel radiator. Wood effect laminate flooring. Television sockets. Thermostat/timer for independent heating. Built-in overstairs storage cupboard with hanging rail.

Bedroom Two

13' x 6' 10" (3.96m x 2.08m)

uPVC double glazed window to the rear aspect. Single panel radiator with. Wood effect laminate flooring. Television socket.



Bathroom

6' 4" x 5' 6" (1.93m x 1.68m)

White suite comprising: low level close coupled toilet, pedestal wash hand basin with mixer tap and panelled bath with thermostatic shower unit over. Tiling to splashback areas. Recessed ceiling spotlights. Extractor fan. Tiled floor. Electric shaver socket. Chrome heated towel rail radiator.





Frontage & Parking

Two tarmac parking spaces directly in front of the property. Slab path leading to the front door with storm porch and courtesy light. Access down the side of a neighbouring property to the rear garden.

Rear Garden

Slab patio across the rear of the property with cold water tap, courtesy light, power point and path leading down the garden to a timber gate and timber shed. The remainder is laid to lawn and enclosed by timber fencing to all sides.

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.

Utility Supplies: including payment for communication services (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: £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).

