



EDWARD KNIGHT
ESTATE AGENTS

46 LONGSTORK ROAD, COTON PARK, RUGBY, CV23 0GD

£1,500 PCM





A modern four bedroom town house, situated in the sought after Coton Park development which offers easy access into Rugby town centre, railway station and all major road networks. The flexible accommodation briefly comprises: Entrance hall, bedroom with "Jack 'n Jill" shower room, family room and utility room on the ground floor, lounge and kitchen/dining room with balcony on the first floor and three further bedrooms with en-suite and family bathroom on the second floor. There is an enclosed rear garden and single garage to the rear. Available early April. Unfurnished. Energy rating C.

ENTRANCE HALL

Enter via a front door with opaque double glazed panel over. Wood effect flooring. Stairs rising to first floor. Wall mounted radiator. Two storage cupboards. Door to utility. Door to bedroom/sunroom. Door to bedroom three. Door to downstairs shower room.

BEDROOM FOUR

10' 3" x 9' 2" (3.12m x 2.79m) With a uPVC double glazed window to front aspect. Wall mounted radiator. Built in wardrobe. Door to:

JACK 'N JILL SHOWER ROOM

Serves as a Jack 'n' Jill as it is also accessed via the entrance hallway. Fully tiled double shower cubicle. Pedestal wash hand basin. Low level WC. Wall mounted radiator. Extractor fan. Shave point.

FAMILY ROOM/STUDY

10' 1" x 9' 3" (3.07m x 2.82m) With uPVC double glazed French doors to rear garden. Wall mounted radiator. TV and telephone points. Wood effect flooring.

UTILITY ROOM

6' 6" x 6' 5" (1.98m x 1.96m) With a part opaque double glazed back door onto the garden. Base and eye level units with space and plumbing for a washing machine.



Tiling to splash backs. Wall mounted radiator. Extractor fan

FIRST FLOOR LANDING

Stairs rising to top floor. uPVC double glazed window to the side aspect. Door to breakfast kitchen. Wall mounted radiator. Door to:

L SHAPED LOUNGE

16' 7" x 16' (5.05m x 4.88m) Maximum measurement. With uPVC double glazed window to front aspect and uPVC double glazed French doors with a Juliet balcony to front aspect. Two wall mounted radiators. TV and telephone points.

KITCHEN/DINING ROOM

16' x 10' (4.88m x 3.05m) With a uPVC double glazed window to rear aspect. Patio doors leading to the balcony. Tiled floor. A range of base and eye level units with contrasting roll-edge work surface over. Double electric oven, gas hob and extractor hood. One and a half bowl stainless steel sink and drainer with mixer tap over. Space and plumbing for a dishwasher and full height fridge freezer. Radiator.

SECOND FLOOR LANDING

Doors to bedrooms 1, 2 & 3. Door to family bathroom. Wall mounted radiator. Door to airing cupboard. Loft access.

BEDROOM ONE

16' 7" x 11' (4.27m x 3.35m) With a uPVC double glazed window to front aspect. Wall mounted radiator. Built-in double wardrobes. TV and telephone points. Door to:

EN-SUITE SHOWER ROOM

Fully tiled double shower cubicle. Pedestal wash hand basin. Low level toilet. Wall mounted radiator. Extractor fan. Shaver point. uPVC double glazed window to the front aspect.



BEDROOM TWO

11' 4" x 8' 5" (3.45m x 2.57m) With uPVC double glazed window to rear aspect. Wall mounted radiator.

BEDROOM THREE

uPVC double glazed window to rear aspect. Radiator.

FAMILY BATHROOM

Panelled bath with mixer tap and shower attachment. Tiling to splash backs. Low level toilet. Pedestal wash hand basin. Shaver point. Extractor fan. Wall mounted radiator.







FRONT GARDEN

To the front is a shallow low maintenance fore garden with low level walling and metal fence surround with pathway leading to front door.

REAR GARDEN

Patio and decking areas. Lawned area. Timber fencing surrounds. Two gated accesses leading to the parking area and the front of the property. Pedestrian door into the garage.

SINGLE GARAGE EN-BLOC

Up and over door. Power and lighting connected. Door to the rear leads onto the garden.

COUNCIL TAX

Band E

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

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