



EDWARD KNIGHT
ESTATE AGENTS

NEWBOLD VILLAS, NEWBOLD ROAD, RUGBY, WARWICKSHIRE, CV21 2NG

£725 PCM – FEES APPLY





A well presented one bedroom top floor flat conveniently located within walking distance of Rugby town centre and Railway Station with off-road parking. The accommodation briefly comprises: entrance hall, lounge, kitchen, double bedroom and shower room. Further benefits include uPVC double glazing, electric panel heating, intercom entry and an off-road parking space. Available early July. Unfurnished. Energy rating E.

ENTRANCE HALL

Enter via a solid timber entrance door. Wall mounted intercom entry phone. An electric consumer unit. Smoke alarm. Wall mounted electric panel heater. Doors to the kitchen and bedroom. Door into:

LOUNGE/DINING ROOM

14' 8" x 12' 7" (4.47m x 3.84m)
uPVC double glazed window to the front aspect. Wall mounted electric panel heater. Wood effect laminate floor. TV aerial point.

KITCHEN

8' 4" x 8' 8" (2.54m x 2.64m)
A range of eye and base level units surmounted by contrasting roll edge worksurfaces. Inset stainless steel sink and drainer with a mixer tap over. Tiling to splash back areas. Double electric cooker with integrated four ring ceramic hob and concealed extractor hood. Space and plumbing for a washing machine. Space and plumbing for under counter fridge/freezer. Tiled floor. uPVC double glazed window to the rear aspect. Door into:

SHOWER ROOM

9' 3" x 5' 9" (2.82m x 1.75m)
Refitted white suite comprising of: a low level close coupled toilet, pedestal wash hand basin with a mixer tap and a fully tiled shower enclosure with electric shower. Tiling to splash back areas. Tiled floor. Recessed



ceiling spotlights. An extractor fan. Heated towel rail radiator.

BEDROOM

12' 5" x 11' 7" (3.78m x 3.53m)

uPVC double glazed window to the side aspect.

Electric panel heater.

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: including communication services and 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).

Energy Efficiency Rating

