



EDWARD KNIGHT
ESTATE AGENTS

JUNIPER WAY, EDEN PARK, RUGBY, CV21 1UE

£1,200 PCM – FEES APPLY





PROPERTY SUMMARY

A modern two bedroom end of mews house located in the ever popular Eden Park development close to junction one of the M6. Built by Bloor Homes in 2019, the accommodation briefly comprises: entrance hall, lounge with side bay window, kitchen with some integrated appliances and patio doors to the rear garden, a utility area, ground floor WC, two double bedrooms, one with an en-suite shower room and a family bathroom. Externally there is a westerly facing rear garden with slabbed patio and further decked seating area overlooking an artificial lawn area. The property further benefits from gas central heating, uPVC double glazing and off-road parking. Available soon. Unfurnished. Energy rating B..

LOCATION

Eden Park is perfectly situated for commuters thanks to the surrounding road and motorway networks to include the M1, M6 and A5 as well as the short journey to Rugby railway station which offers a main line fast service to London Euston in under 50 minutes.

As well as being perfect for commuters, this location is also excellent for walkers and shoppers. The Warwickshire Wild Life Trust Swift Valley Park Nature Reserve is just a short distance away along with Elliotts Field Retail Park which includes a variety of popular outlets such as Marks & Spencers, Nike and Nando's.

GROUND FLOOR

ENTRANCE HALL

Stairs to the first floor. Door to:



LOUNGE

12' 10" x 14' 11" (3.91m x 4.55m)

uPVC double glazed window to the front aspect and uPVC double glazed bay window to the side aspect. Radiator. Door to:

KITCHEN DINING ROOM

11' 0" x 10' 10" (3.35m x 3.3m)

A range of eye and base level units surmounted by worktops. Sink and drainer. Built-in oven, hob and extractor hood. Integrated fridge freezer and dishwasher. Patio doors to the garden. Open to:

UTILITY AREA

3' 5" x 5' 3" (1.04m x 1.6m)

Space and plumbing for a washing machine. Central heating boiler. Door to:

GROUND FLOOR WC

5' 8" x 3' 2" (1.73m x 0.97m)

Low level toilet and wash hand basin. Radiator.

FIRST FLOOR

Doors to all further accommodation.

BEDROOM ONE

9' 10" x 11' 1" (3m x 3.38m)

uPVC double glazed window. Radiator. Door to:

EN SUITE SHOWER ROOM

4' 7" x 9' 8" (1.4m x 2.95m)

Low level toilet, pedestal wash hand basin and shower enclosure. Radiator. Extractor fan.

BEDROOM TWO

8' 2" x 12' 2" (2.49m x 3.71m)

uPVC double glazed window. Radiator.



FAMILY BATHROOM

5' 11" x 7' 2" (1.8m x 2.18m)

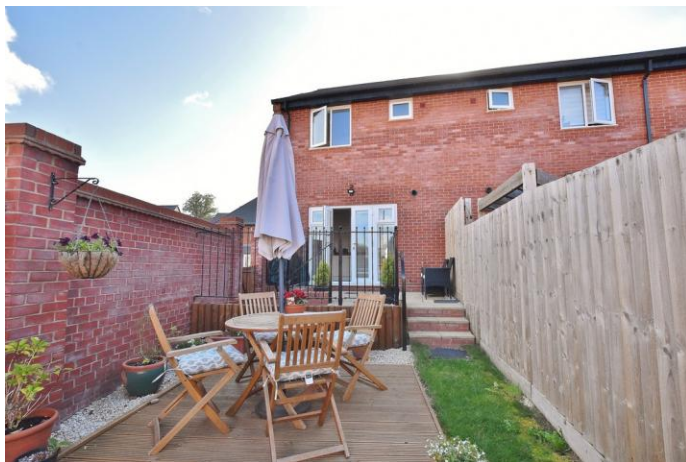
Panelled bath with thermostatic shower over, low level toilet and wash hand basin with vanity unit under. Radiator. uPVC double glazed window.

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.

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.

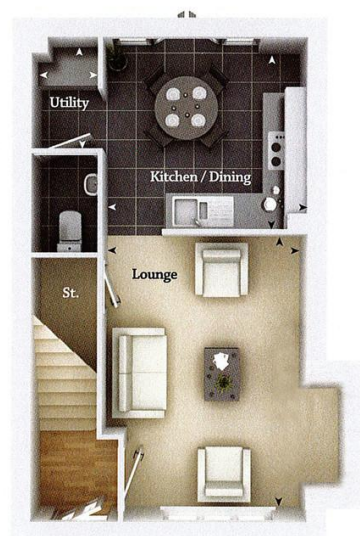
Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory

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).



Ground



First

