



**EDWARD KNIGHT**  
ESTATE AGENTS

COLLINGWOOD AVENUE, BILTON, RUGBY, WARWICKSHIRE, CV22 7EX

£850 PCM – FEES APPLY





A converted and refurbished two bedroom first floor flat located in the popular residential area of Bilton. The property briefly comprises entrance hall, open plan kitchen and living area with integrated appliances, two bedrooms and bathroom. Further benefits include uPVC double glazing, gas central heating and off road parking. Water included in rent. Available mid October. Energy rating C.

#### **ENTRANCE PORCH**

Enter via a uPVC double glazed door into entrance porch. Timber glazed door to the entrance hallway.

#### **ENTRANCE HALL**

A single panel radiator with thermostat control. Stairs rising to the first floor. RCD fuse box. Smoke alarm. Understairs storage cupboard with light internally.

#### **STAIRS & LANDING**

uPVC double glazed window to the side aspect. Doors to all further first floor accommodation. Smoke alarm. Loft hatch. Isolation switch for the extractor fan. Built-in storage cupboard.

#### **KITCHEN/LOUNGE/DINING ROOM**

14' 1" x 9' 9" (4.29m x 2.97m)

uPVC double glazed window to the rear aspect. Double panel radiator with thermostat control. Inset stainless steel spotlights. Smoke alarm. A range of kitchen units with eye and base level units surmounted by contrasting roll-edge worksurfaces. Built-in double electric oven. Integrated microwave. Integrated dishwasher. Integrated washing machine and a fridge/freezer. Vaillant gas combination central heating boiler. Vinyl floor. TV point. Door onto master bedroom.



### BEDROOM ONE

11' 1" x 9' 2" (3.38m x 2.79m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. TV point. Smoke alarm.

### BEDROOM TWO

9' 2" x 6' 1" (2.79m x 1.85m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Built-in double door wardrobe.

### BATHROOM

White bathroom suite comprising: vanity unit with inset wash hand basin with a mixer tap and low level toilet and a panelled bath with a mixer tap and electric sower over. Fully tiled walls. Recessed ceiling spotlights. Vinyl floor. Heated towel rail radiator. An obscure uPVC double glazed window to the rear aspect.

### FRONT GARDEN & DRIVEWAY

Tarmac driveway with off-road parking for one vehicle.

### COUNCIL TAX

Band B.

### FEE'S

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](http://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).

