EDWARD KNIGHT
ESTATE AGENTS

DUKE STREET, RUGBY, WARWICKSHIRE, CV21 2NA

£900 PCM – FEES APPLY









A modern two bedroom ground floor apartment located with easy walking distance of Rugby town centre. The apartment has been finished to a high standard and briefly comprises: entrance hall, open plan lounge/kitchen with built-in appliances, two bedrooms and bathroom with shower. Further benefits include: gas fired central heating, uPVC double glazing, secure intercom entry and small gravelled garden. Available early December. Unfurnished. Energy rating TBC.

Entrance Hall

Enter via a panel effect door. With wood effect laminate flooring. Intercom entry phone. Built-in storage cupboard. Single panel radiator. Wall mounted heating controls. Smoke alarm. Doors to further accommodation.

Open Plan Lounge/Kitchen

14' 8" x 14' 3" (4.47m x 4.34m)

With two uPVC double glazed windows to the front aspect. Single panel radiator with thermostat control. Television aerial point. L-shaped kitchen area with a range of base and eye level units surmounted by black roll-edge worksurfaces. Inset stainless steel sink and drainer with mixer tap over. Built-in single electric oven with four ring electric hob and chimney extractor hood over. Integrated washing machine and fridge/freezer. Recessed ceiling spotlights.

Bedroom One

9' 8" x 8' 7" (2.95m x 2.62m)

With a uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. Built-in double door wardrobe. Cupboard housing a wall mounted gas fired combination boiler.

Bedroom Two
9' 8" x 9' 4" (2.95m x 2.84m)
With a uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. Built in storage cupboard.

Bathroom
With a uPVC obscure double glazed window. White suite comprising: low level toilet, pedestal wash hand basin with mixer tap and panelled bath with separate taps and shower over. Tiling to splashback areas. Electric shaver point. Heated towel rail. Inset spotlights. Extractor fan.

Communal Areas
Secure intercom entry into communal hallway with post boxes and stairs rising to all floors.Communal bin and bike storage areas located behind the building.

Council Tax
Band A

Fees
Fees Payable By Tenants:

Holding Deposit: equivalent to 1 weeks rent will be taken prior to references being applied for.

Company Application Fee: £500 plus VAT (plus check-out fee of £100 plus VAT)

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.

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).



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements