



EDWARD KNIGHT
ESTATE AGENTS

THE WAREHOUSE, HUNTER STREET, RUGBY, WARWICKSHIRE, CV21 3LT

£875 PCM – FEES APPLY





A two bedroom top floor apartment in a unique Warehouse development within easy reach of Rugby town centre and railway station. The accommodation briefly comprises: entrance hall, open plan lounge/kitchen with balcony, two bedrooms, en-suite bathroom to master and bathroom. Further benefits include uPVC double glazing, gas fired central heating and allocated off-road parking. Available late September. Unfurnished. Energy rating C.

Entrance Hall

Enter via solid wooden door. With smoke alarm. Wood laminate flooring. Recessed spotlighting. Single panelled radiator. Wall mounted intercom entry phone. Doors to further accommodation.

Lounge/Dining Room

11' 3" x 19' 9" (3.43m x 6.02m)

With continued wood laminate flooring. Vaulted ceiling. uPVC double glazed window to the front aspect and uPVC double glazed doors leading onto balcony. Double panel radiator. Cupboard housing wall mounted gas fired combination central heating boiler. Wall mounted lights. Television aerial point.

Kitchen Area

6' 3" x 7' 3" (1.91m x 2.21m)

With a range of eye and base level kitchen units surmounted by contrasting roll-edge work surface. Double stainless steel sink with drainage board and mixer taps over. Tiled splash back areas. Built-in single electric oven, four ring gas hob and extractor hood.

Bathroom

With white suite comprising: double walk-in shower, low level toilet and pedestal wash hand basin. Tiled splash back areas. Heated towel rail. Extractor fan.



Master Bedroom

9' 7" x 9' 6" (2.92m x 2.9m)

With wood laminate flooring. uPVC double glazed window to the rear aspect. Single panel radiator. Television aerial point. Access to loft space.

En-Suite Bathroom

7' 0" x 5' 0" (2.13m x 1.52m)

With white suite comprising: panelled bath with shower over, pedestal wash hand basin and low level toilet. Heated towel rail. Extractor fan.

Bedroom Two

6' 2" x 9' 11" (1.88m x 3.02m)

With continued wood laminate flooring. uPVC double glazed window to the rear aspect. Telephone point. Single panel radiator.

Communal Areas & Parking

Allocated off-road parking in front of the building. Communal hallway with stairs rising to second floor. Communal laundry room with use of washing machine and tumble drier.

Council Tax

Band B





FEES

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.

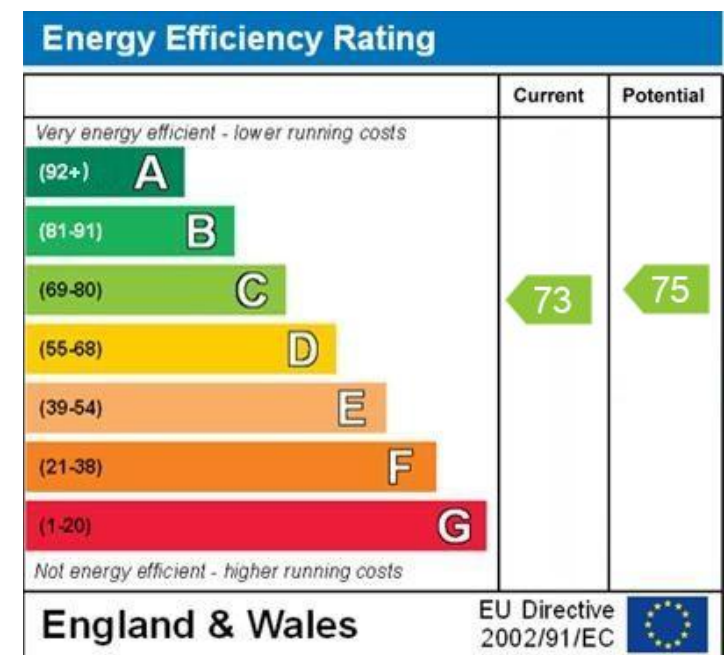
Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will 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).



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