



EDWARD KNIGHT
ESTATE AGENTS

12 SHORTSTONES WALK, COTON PARK, RUGBY,, WARWICKSHIRE, CV23 0GW

£900 PCM





A modern semi-detached coach house located in the popular residential area of Coton Park, which offers convenient access to major transport links. The accommodation briefly comprises: entrance hall, lounge/dining room, kitchen, two double bedrooms and a bathroom. To the rear is a garage and off road parking. Further benefits include gas fired central heating and uPVC double glazing. Available mid July. Unfurnished. Energy rating C.

HALLWAY

Integral door to the garage. Stairs rising to first floor.

LANDING

Door to :

LOUNGE/DINER

17' 5" x 13' 1" (5.31m x 3.99m)

Upvc double glazed windows to front and rear aspects. Storage cupboard with combination boiler. Tv point. Satellite point. Two radiators.

KITCHEN

8' 2" x 7' 5" (2.49m x 2.26m)

Modern fitted kitchen comprising of a range of base and eye level units with work surfaces over. One bowl sink/drain unit. Electric oven. Gas hob with extractor over. Space for white goods. Tiling to splashback areas. Upvc double glazed window to front aspect.

INNER LOBBY

Loft hatch. Doors to all further accommodation.

BEDROOM ONE

11' 8" x 10' 0" (3.56m x 3.05m)

Upvc double glazed window to front aspect. Radiator. Fitted wardrobe.

BEDROOM TWO

11' 7" x 7' 6" (3.53m x 2.29m)



Upvc double glazed window to rear aspect. Radiator.

BATHROOM

Fitted three piece suite comprising of low level W.C, pedestal wash hand basin and panelled bath with shower over. Tiling to splashback areas. Upvc obscure double glazed window to rear aspect.

REAR PARKING & GARAGE

Single integral garage with an up and over door. Power and light connected. Integral door into the entrance hall. One allocated parking space directly in front of the garage.

COUNCIL TAX

Band C

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: 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 (Tenancy 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).

