



**EDWARD KNIGHT**  
ESTATE AGENTS

HOGAN HOUSE, IVY GRANGE, BILTON, RUGBY, CV22 7HG

£895 PCM – FEES APPLY





A modern two bedroom ground floor apartment located in the heart of Bilton village, which is well served by a wide range of local amenities and offers easy access to transport links. The accommodation briefly comprises: entrance hall, open plan lounge/kitchen with some integrated appliances, en-suite shower room to bedroom one, second bedroom and bathroom. The property further benefits from secure intercom entry, double glazing, electric heaters and an allocated parking space. Available early April. Unfurnished. Energy rating C.

#### **ENTRANCE HALL**

Enter via a timber panel entrance door. Wall mounted intercom entry phone. Smoke alarm. Wall mounted electric panel heater. Doors to all further accommodation.

#### **OPEN PLAN LOUNGE/KITCHEN**

21' 3" x 9' 8" (6.48m x 2.95m)

Two double glazed windows. Electric storage heater. Integrated TV and satellite points. Conglomerate fireplace with inset electric fire. A range of light wood effect Shaker style kitchen units at base and eye level surmounted by marble effect roll edge worksurfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Tiling to splashback areas. Built-in black Bosch single electric oven, four ring black ceramic hob and concealed extractor hood. Integrated washing machine. Integrated fridge.



#### **BEDROOM ONE**

12' 5" x 9' 8" (3.78m x 2.95m)

Double glazed window. Wall mounted electric panel heater. TV and telephone sockets. Door to:

#### **EN-SUITE SHOWER ROOM**

7' 9" x 5' 7" (2.36m x 1.7m)

White suite comprising: pedestal wash hand basin, low-level close coupled toilet and fully tiled shower

enclosure. Tiling to splashback areas. Non-slip waterproof flooring. Extractor fan. Recessed ceiling spotlights. Wall mounted electric shaver socket and light. Wall mounted electric panel heater. Obscure double glazed window.

#### **BEDROOM TWO**

9' 6" max x 8' 6" (2.9m x 2.59m)

Double glazed window. Wall mounted electric panel heater. TV aerial socket. Built-in cupboard housing a hot water cylinder, electric consumer unit and further storage space.

#### **BATHROOM**

8' 4" x 5' 0" (2.54m x 1.52m)

White suite comprising: low-level close coupled toilet, panelled bath with mixer tap and pedestal wash hand basin. Tiling to splashback areas. Non-slip waterproof flooring. Recessed ceiling spotlights. Ceiling mounted extractor fan. Electric shaver light and charge point. Wall mounted electric panel heater.

#### **PARKING & COMMUNAL AREAS**

One allocated parking space opposite the front of the building. Secure intercom entry into the communal hallways.

#### **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: 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).

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	80	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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