



EDWARD KNIGHT
ESTATE AGENTS

WINDRUSH WAY, LONG LAWFORD, RUGBY, WARWICKSHIRE, CV23 9SW

£895 PCM – FEES APPLY





A modern two bedroom end of mews property located in a quiet cul-de-sac in the popular village of Long Lawford, which offers easy access to major transport links and Rugby town centre. The accommodation briefly comprises: entrance hall, lounge/dining room, kitchen, two double bedrooms and a bathroom. The property further benefits from gas fired central heating, uPVC double glazed windows, two off-road parking spaces and an enclosed rear garden. Available mid April. Unfurnished. Energy rating D.

ENTRANCE HALL

Enter via a part double glazed uPVC panel effect door. uPVC double glazed window to the front aspect. Double panel radiator. Telephone socket. Stairs rising to the first floor. Wall mounted timer thermostat for central heating. Door to the kitchen, door to:

LOUNGE/DINER

14' 1" x 11' 8" (4.29m x 3.56m)

Double glazed sliding patio doors to the rear garden. Double panel radiator. TV aerial socket. Wood flooring.

KITCHEN

9' 8" x 5' 5" (2.95m x 1.65m)

A range of eye and base level units surmounted by contrasting roll-edge worksurfaces. Inset sink and drainer with mixer tap over. Tiling to splashback areas. Built-in single electric oven, four ring gas hob and extractor hood. Space for a washing machine and fridge freezer. Concealed Worcester combination central heating boiler. Wall mounted electric consumer unit. Vinyl floor. uPVC double glazed window to the front aspect.

STAIRS & LANDING

uPVC double glazed window to the side aspect. Loft hatch. Doors to all further first floor accommodation.



BEDROOM ONE

11' 8" x 8' 8" (3.56m x 2.64m)

uPVC double glazed window to the rear aspect. Single panel radiator.

BEDROOM TWO

11' 8" x 8' 4" (3.56m x 2.54m)

uPVC double glazed window to the front aspect. Single panel radiator. Built-in over stairs storage cupboard.

BATHROOM

6' 3" x 5' 5" (1.91m x 1.65m)

White suite comprising: low-level close coupled toilet, pedestal wash hand basin and panelled bath with mixer tap and shower attachment. Tiling to splashback areas. Tile effect flooring. Ceiling mounted extractor fan. Single panel radiator.

FRONT

Two tarmac parking spaces with slab path leading to the front door. Lawned garden areas with mature conifer hedgerows to the perimeter. Path continues down the side of property to the shared access. Storm porch.

REAR GARDEN

Slab patio adjoining the rear of the property with timber gate leading to the side access. The remainder is laid to lawn with mature trees at the bottom of the garden. Plastic storage box. Enclosed by timber fencing to all sides.

COUNCIL TAX

Band B





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.

Utility Supplies: including payment for communication services (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: £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).

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		100
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	