



EDWARD KNIGHT
ESTATE AGENTS

ELEANOR COURT, WILLIAM STREET, RUGBY, CV21 3HA

£725 PCM – FEES APPLY





A modern one bedroom semi-detached house tucked away in a quiet location within easy walking distance of Rugby town centre and railway station. The accommodation briefly comprises: lounge, kitchen, cloakroom, double bedroom and bathroom. The property further benefits from gas fired central heating, uPVC double glazing, low maintenance rear yard and off road parking. Available mid-March. Unfurnished. Energy rating TBC.

LOUNGE

13' 8" x 8' 2" (4.17m x 2.49m)

Enter via a part double glazed panelled door. Double panel radiator. uPVC double glazed window to the front aspect. Stairs rising to first floor. Thermostat for central heating. Consumer unit. TV and satellite points. Under stairs storage area. Ceiling mounted smoke alarm. Opening through to:

KITCHEN

10' 8" x 5' 8" (3.25m x 1.73m)

Light wood effect eye and base level units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Built-in stainless steel single electric oven, stainless steel four ring solid plate hob and concealed extractor hood. Space and plumbing for a washing machine and undercounter fridge freezer. Recessed ceiling spotlights. Tile effect vinyl floor. Double panel radiator with thermostat. UPVC double glazed window to the rear aspect. Part double glazed panelled door to the rear garden. Door to:



CLOAKROOM

White suite comprising low-level close coupled toilet and corner wall mounted wash hand basin with tiled splashback. Tile effect vinyl floor. Wall mounted extractor fan. Single panel radiator with thermostat.

STAIRS AND LANDING

Double glazed skylight window to the rear aspect. Ceiling mounted smoke alarm. Built in cupboard housing a Potterton combination central heating boiler. Doors to all further first floor accommodation.

BEDROOM

10' 5" min.x 9' 1" (3.18m x 2.77m)

Two uPVC double glazed windows to front aspect. Double panel radiator with thermostat control. Loft hatch. Satellite cables.

BATHROOM

7' 3" x 4' 9" (2.21m x 1.45m)

White suite comprising: low-level close coupled toilet, pedestal wash and basin with separate taps and panelled bath with mixer shower over. Tiling to splashback areas. Recessed ceiling spotlights. Ceiling mounted extractor fan. Tile effect vinyl floor. Single panel radiator with thermostat. Double glazed skylight window to the rear aspect.

FRONT

Block paved parking area in front of the property. Access down the side to the rear garden.

REAR

Block paved rear garden enclosed by timber fencing with a timber gate leading to the rear pedestrian access.

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).

