



EDWARD KNIGHT
ESTATE AGENTS

CAMBRIDGE COURT, CAMBRIDGE STREET, RUGBY, CV21 3PG

£750 PCM – FEES APPLY





A good size one bedroom first floor purpose built flat located close to Rugby town centre and all it's amenities. The accommodation briefly comprises: hallway with storage cupboard, lounge /dining room with walk-in storage, kitchen, double bedroom with built-in wardrobe and a bathroom. The property further benefits from gas fired central heating, uPVC double glazing, a communal garden and two off-road parking areas. Available early September. Unfurnished. Energy rating C.

ENTRANCE LOBBY & STAIRS

Enter via a composite panel effect door with obscure double glazed insert. Electric consumer unit. Stairs rising to the first floor. uPVC double glazed window to the front aspect. Part glazed door to:

HALLWAY

Single panel radiator with thermostat control. Built-in storage cupboard with slatted shelving. Loft access. Doors to all further accommodation:

LOUNGE/DINING ROOM

11' 5" x 11' 4" max (3.48m x 3.45m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. TV and satellite connection points. Wall mounted thermostat for the central heating. Walk-in storage cupboard.

KITCHEN

9' 1" x 6' 4" (2.77m x 1.93m)

A range of eye and base level units surmounted by contrasting worktops. Inset stainless steel sink and drainer with mixer tap. Tiling to splashback areas. Built-in single electric oven, four ring gas hob and concealed extractor hood. Space and plumbing for a washing machine and undercounter appliance. Wall mounted combination central heating boiler. Vinyl floor. uPVC double glazed window to the front aspect.



BEDROOM

11' 1" x 8' 7" (3.38m x 2.62m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Built-in double mirrored sliding door fronted wardrobe.

BATHROOM

8' 7" x 5' 8" (2.62m x 1.73m)

Champagne coloured suite comprising: pedestal wash hand basin, low-level toilet and panelled bath with mixer tap and shower attachment. Tiling to splashback areas. Vinyl floor. Ceiling mounted extractor fan. Single panel radiator. Obscure uPVC double glazed window to the rear aspect.

COMMUNAL PARKING & GARDEN

Parking areas are located either side of the building with one parking space per flat. Communal garden across the rear of the building with drying lines and bin storage area.

COUNCIL TAX

Band A

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.

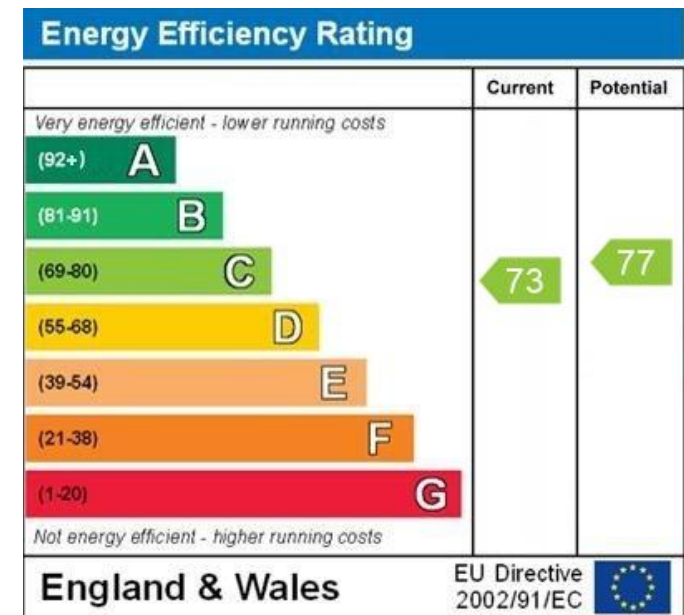
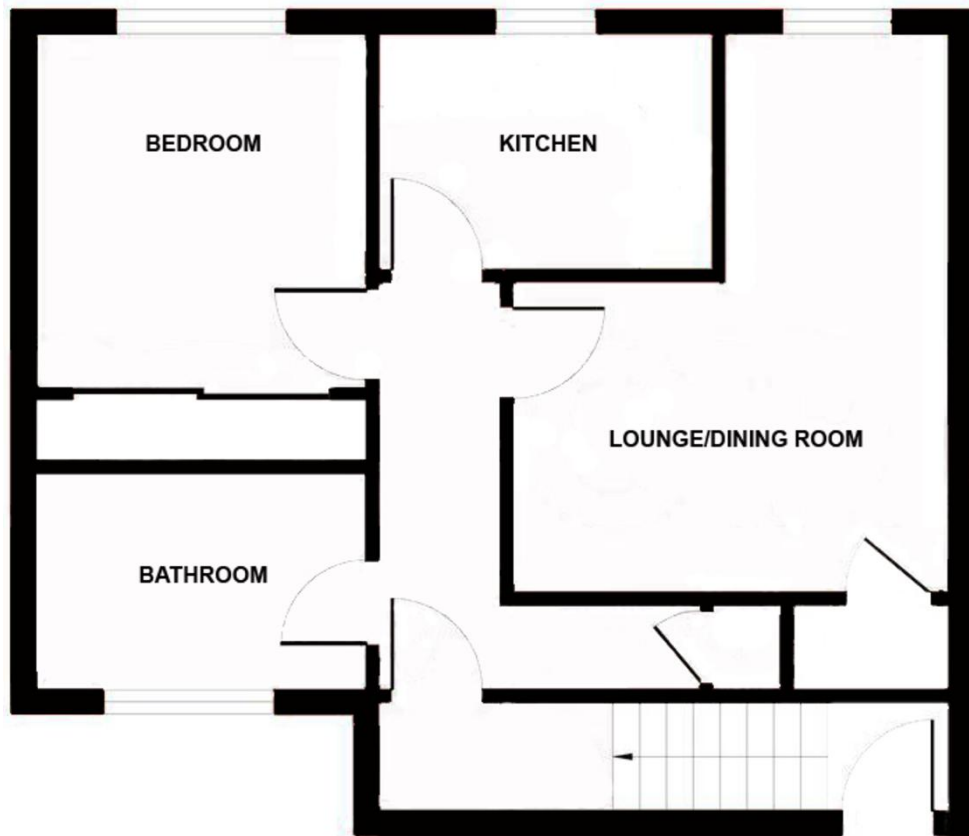
Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory periodic (rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.

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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.