



EDWARD KNIGHT
ESTATE AGENTS

PEACOCK HOUSE, NEWBOLD ROAD, RUGBY, WARWICKSHIRE, CV21 2ND

£700 PCM – FEES APPLY





A converted one bedroom top floor apartment conveniently located within walking distance of Rugby town centre and railway station. The accommodation briefly comprises: entrance hall, open plan lounge/kitchen/dining room with integrated appliances, double bedroom and shower room. Further benefits include: intercom entry, uPVC double glazing and electric central heating. Available mid-February. Unfurnished. Energy rating D.

ENTRANCE HALL

Enter via a solid timber panel entrance door with wall mounted intercom entry phone, electric consumer unit, smoke alarm, recessed ceiling spotlights, built-in cupboard housing a Potterton electric central heating system and doors to all further accommodation.

LOUNGE/KITCHEN/DINING ROOM

18' 11" x 17' 2" (5.77m x 5.23m)
uPVC double glazed windows to two aspects. Double panel radiator with thermostat control. TV and telephone points. Original cast iron fireplace. Recessed ceiling spotlights. A range of eye and base level units surmounted by contrasting roll edge worksurfaces. Inset stainless steel sink and drainer with a mixer tap over. Built-in whirlpool stainless steel single electric oven, four ring Belling black ceramic hob and chimney extractor hood. Integrated Whirlpool washing machine, under counter fridge/freezer and dishwasher. Wood effect laminate floor to the kitchen area.

BEDROOM

12' 0" x 14' 5" (3.66m x 4.39m)
uPVC double glazed window. Double panel radiator with thermostat control. Original cast iron fireplace. TV aerial point.

SHOWER ROOM

White suite comprising: pedestal wash hand basin with a mixer tap, low level close coupled toilet and a double shower cubicle with electric shower. Vinyl floor. Recessed ceiling spotlights. Extractor fan. An electric shaver socket. Heated towel rail radiator.

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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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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 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.