



**EDWARD KNIGHT**  
ESTATE AGENTS

ROSEWOOD AVENUE, RUGBY, CV22 5PJ

£1,100 PCM – FEES APPLY





A well presented and updated two bedroom end of terrace house located in the popular Rokeby development, which is has local schools, a parade of local shops and bus stops within walking distance. The accommodation briefly comprises: entrance lobby, lounge, refitted kitchen/breakfast room, utility lobby, two double bedrooms and a refitted shower room. The property further benefits from gas central heating, uPVC double glazing, off-road parking and a low maintenance rear garden. Available now. Unfurnished. Energy rating D.

#### **ENTRANCE LOBBY**

Enter via a uPVC panel effect door with obscure double glazed inserts. Double panel radiator with thermostat. Tiled floor. Stairs rising to the first floor. Door to:

#### **LOUNGE**

13' 3" x 11' 2" (4.04m x 3.4m)  
uPVC double glazed window to the rear aspect.  
Double panel radiator with thermostat control. Door to:

#### **KITCHEN/BREAKFAST ROOM**

11' 9" x 9' 1" max (3.58m x 2.77m)  
A refitted range of eye and base level units surmounted by marble effect worktops including a breakfast bar. Inset stainless steel sink and drainer with mixer tap over. Built in stainless steel single electric oven, four ring gas hob and chimney extractor hood. Tiled floor. Recessed ceiling spotlights. Double panel radiator with thermostat. uPVC double glazed window to the rear aspect. Part obscure double glazed uPVC door to the rear garden. Door to:

#### **UTILITY LOBBY**

Space and plumbing for a washing machine and fridge freezer. Wall mounted combination central heating boiler. Electric consumer unit. Tiled floor. Virgin media connection point. Single panel radiator with



thermostat. Two part obscure double glazed uPVC doors to the front driveway.

#### STAIRS & LANDING

uPVC double glazed window to the front aspect. Loft hatch. Doors to all further accommodation.

#### BEDROOM ONE

13' 3" x 9' 1" (4.04m x 2.77m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat. Open over stairs storage cupboard. Built-in storage cupboard with slatted shelving.

#### BEDROOM TWO

11' 2" x 9' 2" (3.4m x 2.79m)

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

#### SHOWER ROOM

6' 5" x 6' 3" (1.96m x 1.91m)

Refitted suite comprising: low-level toilet, pedestal wash hand basin and walk-in double shower tray with thermostatic shower. Fully tiled walls and floor. Extractor fan. Chrome heated towel rail radiator. Obscure uPVC double glaze window to the front aspect.

#### FRONTAGE

Concrete frontage providing off-road parking space, partially retained by a hedge. Storm porch to the main entrance door. Access to the rear garden via a timber gate.

#### REAR GARDEN

Timber gate to the side of the property opening to a slab path with cold water tap which extends across the entire rear of the property. The remainder is to cracked slate with a central slab seating area and is enclosed by timber fencing or concrete walls.



#### COUNCIL TAX

Band A





#### FEES PAYABLE BY TENANT

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](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>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	70
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	