



EDWARD KNIGHT
ESTATE AGENTS

22 ALLESLEY ROAD, NEWBOLD, RUGBY, WARWICKSHIRE, CV21 1DT

£900 PCM





A good size two bedroom first floor flat with garden located in the popular residential area of Newbold, which offers easy access to major roads & Rugby town centre. The recently decorated accommodation with new carpets briefly comprises: entrance hall, lounge with balcony, kitchen/breakfast room, two double bedrooms & a refitted bathroom. The property further benefits from gas fired central heating, uPVC double glazing, brick store cupboard & a good size rear garden. Available early July. Unfurnished. Energy rating C.

ENTRANCE PORCH

Enter via a part double glazed uPVC door. Built-in storage cupboard. Opening through to the rear garden. Part obscure double glazed uPVC door to:

ENTRANCE LOBBY

Vinyl floor. Under stairs storage area. Ceiling mounted mains powered smoke alarm. Stairs rising to the first floor.

HALLWAY

uPVC double glazed window. Single panel radiator. Open fronted storage cupboard. Ceiling mounted mains powered smoke alarm. Thermostat for the central heating. Loft hatch. Doors to all further accommodation.

LOUNGE

13' 3" x 13' 1" max (4.04m x 3.99m)
uPVC double glazed windows and door opening to a balcony area. Double panel radiator. Wood effect laminate flooring. Sky and cable TV connections. Telephone sockets. Two built-in storage cupboards, one housing the electric consumer unit and electric meter.

KITCHEN/BREAKFAST ROOM

11' 8" x 8' 5" (3.56m x 2.57m)

A range of eye and base level units surmounted by



complimentary roll-edge worktops. Stainless steel sink and drainer with mixer tap. Freestanding double cooker with integrated black ceramic hob and extractor hood over. Space and plumbing for a washing machine. Wall mounted combination central heating boiler. Vinyl floor. uPVC double glazed window to the rear aspect.

BEDROOM ONE

12' 1" x 10' 9" (3.68m x 3.28m)

uPVC double glazed window to the rear aspect.

Double panel radiator with thermostat control. Picture rail.

BEDROOM TWO

10' 8" x 7' 8" (3.25m x 2.34m)

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

BATHROOM

5' 9" x 5' 4" (1.75m x 1.63m)

Refitted white suite comprising: low-level toilet, semi-pedestal wash hand basin and panelled bath with mixer tap and electric shower over. Fully tiled walls. Tiled floor. Wall mounted extractor fan. Obscure uPVC double glazed window to the rear aspect.

OUTSIDE FRONT

Slab path leading to the front door with a adjoining lawn.

REAR GARDEN

Predominantly laid lawn with a slab path to the first section, an assortment of rosebushes, trees and larger mature trees to the rear. Enclosed by timber or wire fencing to all sides.

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.

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	78	78
(55-68) D		