



EDWARD KNIGHT
ESTATE AGENTS

THOMSON CLOSE, RUGBY, WARWICKSHIRE, CV21 1XJ

£900 PCM – FEES APPLY





A modern two bedroom mid mews property located in the popular Waterside development, which offers easy access to Rugby town centre, railway station and motorways. The property is located at the end of a quiet cul-de-sac and briefly offers the following accommodation: entrance hall, lounge, kitchen, two double bedrooms and a four piece bathroom. The property further benefits from: gas fired central heating, uPVC double glazing, off-road parking and an enclosed rear garden. Available late March. Energy rating D.

ENTRANCE HALL

Enter via a panel effect entrance door with double glazed insert. Wall mounted electric consumer unit. Single panel radiator. Stairs rising to the first floor.

LOUNGE

14' 8" x 12' 7" (4.47m x 3.84m)
uPVC double glazed window to the front aspect. Two single panel radiators. TV aerial point. Telephone point and cable TV connections. Ceiling mounted smoke alarm. Wall mounted thermostat for the central heating. Coving.

KITCHEN/DINING ROOM

12' 7" x 8' 0" (3.84m x 2.44m)
A range of eye and base level units surmounted by complimentary roll-edge worksurfaces. Inset one and a half bowl sink and drainer with a mixer tap over. Built-in single electric oven, four ring gas hob and a chimney extractor hood. Washing machine. Under counter fridge/freezer. Tile effect floor. Wall mounted gas fired central heating boiler and timer controls. Single panel radiator. Double glazed sliding patio door to the rear garden. uPVC double glazed window to the rear aspect.



STAIRS & LANDING

A loft hatch. Smoke alarm. Single panel radiator. Doors to all further first floor accommodation.

BEDROOM ONE

10' 7" x 7' 10" (3.23m x 2.39m)

uPVC double glazed window to the rear aspect. Single panel radiator. Double door fitted wardrobe.

BEDROOM TWO

12' 7" x 7' 9" (3.84m x 2.36m)

uPVC double glazed window to the front aspect. Single panel radiator. Built-in overstairs airing cupboard with hot water cylinder and a slatted shelf.

BATHROOM

6' 11" x 6' 3" (2.11m x 1.91m)

Four piece suite comprising: a pedestal ash hand basin with separate taps, a low level close coupled toilet, a panelled bath with a mixer tap and shower attachment and a fully tiled corner shower enclosure. Tiling to splash back areas. Ceiling mounted extractor fan. Electric shaving light and charge point. Single panel radiator.

FRONT GARDEN

A slabbed path leading to the front door which has a storm porch with a courtesy light. Gravelled fore garden and utility meters.

REAR GARDEN

Slabbed patio area adjoining the rear of the property with a path leading off to the rear of the garden with laid to lawn areas either side. A further slab hard standing areas at the end of the garden. Enclosed by timber fencing to all sides with a timber gate to the shared rear access.

COUNCIL TAX

Band B



FEES

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: 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.

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).

