



EDWARD KNIGHT
ESTATE AGENTS

EAST STREET, RUGBY, WARWICKSHIRE, CV21 3SQ

£925 PCM – FEES APPLY





A well presented modern mid mews property located at the end of a cul-de-sac within walking distance of Rugby town centre and railway station. The recently redecorated and recarpeted accommodation briefly comprises: entrance hall, lounge, kitchen/breakfast room, two well proportioned bedrooms and bathroom with shower. The property further benefits from: gas fired central heating, uPVC double glazing, rear garden which is not directly overlooked and an allocated parking space. Available mid November. Unfurnished. Energy rating C.

ENTRANCE HALL

Entered via a UPVC panel effect door with obscure double glazed insert. Single panel radiator with thermostat. Telephone socket. Coving. Ceiling mounted smoke alarm. Wall mounted electric consumer unit. Stairs rising to the first floor. Door to:

LOUNGE

15' 3" x 14' 8" max (4.65m x 4.47m)

UPVC double glazed window to the front aspect. Double panel radiator with thermostat control. TV and satellite points. Wall mounted timer thermostat for the central heating. Understairs storage cupboard. Double opening doors to:

KITCHEN/BREAKFAST ROOM

A range of eye and base level units surmounted by contrasting roll edge worksurfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Built-in single electric oven, four ring gas hob and extractor hood. Space and plumbing for a washing machine and dishwasher. Space for a fridge freezer. Breakfast bar. Wall mounted Glowworm combination central heating boiler. Tile effect vinyl floor. Coving. Single panel radiator with thermostat control. UPVC double glazed window to the rear aspect. UPVC double glazed door to the rear garden.



STAIRS & LANDING

Loft hatch. Smoke alarm. Doors to all further first floor accommodation.

BEDROOM ONE

14' 8" x 9' 2" max (4.47m x 2.79m)

UPVC double glazed window to the rear aspect. Single panel radiator with thermostat. TV aerial point.

BEDROOM TWO

14' 7" max x 8' 9" (4.44m x 2.67m)

UPVC double glazed window to the front aspect. Single panel radiator with thermostat. TV aerial point.

BATHROOM

7' 10" x 8' 1" (2.39m x 2.46m)

White suite comprising: pedestal wash hand basin with separate taps, low-level close coupled toilet and panelled bath with separate taps and thermostatic shower over. Tiling to splashback areas. Tile effect vinyl floor. Ceiling mounted extractor fan. Single panel radiator. Obscure UPVC double glazed window to the rear aspect.

FRONT GARDEN

Allocated off-road parking space. Slab path leading to a storm porch with utility metres. Laid to lawn for garden.

REAR GARDEN

Slab patio leading across the rear of the property with low retaining wall to the front. The remainder is laid to lawn with wire fencing down both sides and conifer hedge rows to the rear. Rear pedestrian 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.

Company Application Fee: £500 plus VAT (plus check-out fee of £100 plus VAT)

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.

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).

