



EDWARD KNIGHT
ESTATE AGENTS

NEWBOLD VILLAS, 97 NEWBOLD ROAD, RUGBY, WARWICKSHIRE, CV21 2YJ

£625 PCM – FEES APPLY





A well presented one bedroom ground floor flat with off-road parking conveniently located within walking distance of Rugby town centre & railway station whilst offering easy access to major roads. The accommodation briefly comprises: open plan living kitchen with refitted units, double bedroom & refitted en-suite shower room. The property further benefits from gas fired central heating, uPVC double glazing & one off-road parking space. Available now. Unfurnished. Energy rating C.

OPEN PLAN LOUNGE/KITCHEN

16' 8" max x 14' 8" max (5.08m x 4.47m)

Enter via a uPVC door. uPVC double glazed bay windows to the front and side aspects. Two double panel radiators. LVT flooring. Wall mounted combination central heating boiler. A refitted range of eye and base level units surmounted by wood effect worktops. Inset stainless steel sink and drainer with mixer tap. Tiling to splashback areas. Freestanding double electric cooker (to be replaced) with extractor hood over. Space and plumbing for a washing machine and under counter fridge freezer. TV and telephone sockets. Door to:

BEDROOM

16' 7" x 12' 4" (5.05m x 3.76m)

uPVC double glazed bay window to the side aspect. Double panel radiator with thermostat control. Single panel radiator with thermostat control. Wood effect flooring. Electric consumer unit. Door to:

SHOWER ROOM

Refitted white suite comprising: low-level toilet, pedestal wash hand basin with mixer tap and shower enclosure with thermostatic shower. Recessed ceiling spotlights. Ceiling mounted extractor fan. Wood effect flooring. Chrome heated towel rail radiator.



PARKING

One parking space directly in front of the property.

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.

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



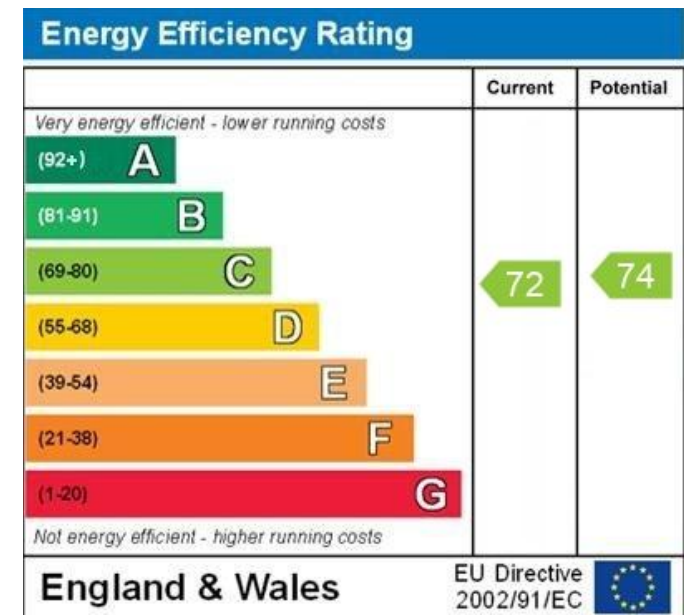
(rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.

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

Edward Knight Estate Agents are members of the Property Ombudsman redress scheme and have client money protection with Client Money Protect (CMP).





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