



EDWARD KNIGHT
ESTATE AGENTS

FLOLD WORKS COURT, LITTLE PENNINGTON STREET, RUGBY, WARWICKSHIRE, CV21 2BA

£900 PCM – FEE APPLY





A recently redecorated two bedroom top floor flat conveniently located close to Rugby town centre. The accommodation briefly comprises: entrance hall, open plan lounge/kitchen/dining room, two bedrooms, an en-suite shower room and a separate bathroom. The property further benefits from gas fired central heating, uPVC double glazing and on-site off-road parking for one vehicle. Available now. Unfurnished. Energy rating C.

ENTRANCE HALL

Single panel radiator. Intercom entry phone. Built-in storage cupboard housing the electric consumer unit. Wall mounted programmable thermostat for the central heating. Doors to the bedrooms and bathroom. Door to:

LOUNGE/DINING ROOM/KITCHEN

21' 0" x 10' 0" (6.4m x 3.05m) reducing to 7' 5" (2.26m) uPVC double glazed windows to two aspects. Two radiators with thermostat controls. TV connection points. A range of eye and base level units surmounted by complementary work surfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Tiling to splashback areas. Built-in single electric oven, four ring gas hob and chimney extractor hood. Concealed gas fired combination central heating boiler.



BEDROOM ONE

10' 0" x 10' 0" (3.05m x 3.05m) uPVC double glazed window. Single panel radiator with thermostat. Telephone socket. Door to:

ENSUITE

White suite comprising: low-level close coupled toilet, pedestal wash hand basin and fully tiled shower enclosure with electric shower. Extractor fan. Vinyl floor. Single panel radiator with thermostat.

BEDROOM TWO

9' 6" x 7' 0" (2.9m x 2.13m)

uPVC double glazed window. Single panel radiator.

BATHROOM

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

White suite comprising: pedestal wash hand basin, low-level toilet and panelled bath with mixer tap and thermostatic shower over. Tiling to splashback areas.

Vinyl flooring. Extractor fan. Floor level warm air heater. Obscure uPVC double glazed window.

PARKING & COMMUNAL AREAS

Off-road parking is available in the on-site car parks.

Intercom entry into the communal hallway with stairs rising to all floor.

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).

