



EDWARD KNIGHT
ESTATE AGENTS

COLLINGWOOD AVENUE, BILTON, RUGBY, CV22 7EX

£800 PCM INCLUDING WATER – FEES APPLY





A recently improved one bedroom ground floor flat with garden and off-road parking located in the popular residential area of Bilton, which is well served by a wide range of local amenities. The accommodation briefly comprises: lounge/dining room, refitted kitchen with integrated appliances, a double bedroom and a refitted shower room. The property further benefits from gas fired central heating, uPVC double glazing, a well maintained garden with brick shed and two off-road parking spaces. Available now. Unfurnished. Energy rating C.

KITCHEN

10' 6" x 7' 3" (3.2m x 2.21m)

Enter via a part obscure double glazed uPVC door. A range of white gloss kitchen units surmounted by contrasting worksurfaces. Inset stainless steel sink and drainer with mixer tap over. Tiled splashback areas. Built-in stainless steel single electric oven, four ring black ceramic hob and black ceramic extractor hood. Integrated fridge freezer, washing machine and dishwasher. Wall mounted combination central heating boiler. Electric consumer unit. Vinyl floor. Double panel radiator with thermostat control. uPVC double glazed window to the rear aspect. Door to the Lounge. Door to:



SHOWER ROOM

Refitted white suite comprising: low-level toilet, wash hand basin with vanity unit under and fully tiled shower enclosure with electric shower. Tiled splashback areas. Vinyl floor. Cabinet housing the gas meter. Extractor fan. Vinyl floor. Chrome heated towel rail radiator.

LOUNGE/DINING ROOM

14' 11" x 8' 11" (4.55m x 2.72m)

uPVC double glazed patio doors with adjoining full height uPVC double glazed window to the garden. Radiator. Smoke alarm. TV aerial socket. Built-in storage cupboard. Door to:

BEDROOM

10' 8" x 9' 6" (3.25m x 2.9m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Virgin Media connection point.

GARDEN & PARKING

Mainly laid to block paving with gravel area and planted border. Brick built shed. Access down the side of the property via a lockable timber gate. Timber fencing across the rear incorporating a gate to a parking area with two off-road parking spaces.

COUNCIL TAX

Band B





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).

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	