



EDWARD KNIGHT
ESTATE AGENTS

DUKE STREET, RUGBY, WARWICKSHIRE, CV21 2NA

£900 PCM – FEES APPLY





A well presented modern two bedroom first floor apartment located with easy walking distance of Rugby town centre. The accommodation briefly comprises: entrance hall, open plan lounge/kitchen with laminate flooring, two double bedrooms and bathroom with shower. Further benefits include: gas fired central heating, uPVC double glazing, communal yard and secure intercom entry. Available now. Unfurnished. Energy rating B.

ENTRANCE HALL

Enter via a panel effect door. Wood effect laminate flooring. Intercom entry phone. Built-in storage cupboard. Single panel radiator. Wall mounted heating controls. Smoke alarm. Doors to further accommodation.

OPEN PLAN LOUNGE/KITCHEN

14' 8" x 14' 3" (4.47m x 4.34m)

Two uPVC double glazed windows to the front aspect. Single panel radiator with thermostat control. Television aerial point. L-shaped kitchen area with a range of base and eye level units surmounted by black roll-edge worksurfaces. Inset stainless steel sink and drainer with mixer tap over. Built-in single electric oven with four ring electric hob and chimney extractor hood over. Integrated fridge/freezer. Space and plumbing for a washing machine. Recessed ceiling spotlights.



BEDROOM ONE

9' 8" x 8' 7" (2.95m x 2.62m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. Built-in double door wardrobe. Cupboard housing a gas fired combination boiler.

BEDROOM TWO

9' 8" x 9' 4" (2.95m x 2.84m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. Built-in storage cupboard.

BATHROOM

uPVC obscure double glazed window. White suite comprising: low level toilet, pedestal wash hand basin with mixer tap and panelled bath with separate taps and shower over. Tiling to splashback areas. Vinyl flooring. Electric shaver point. Heated towel rail. Recessed spotlight. Extractor fan.

COMMUNAL AREAS

Secure intercom entry into communal hallway with post boxes and stairs rising to all floors. Communal bin storage and seating areas located behind the building.

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).

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM