



EDWARD KNIGHT
ESTATE AGENTS

DUNCHURCH ROAD, RUGBY, WARWICKSHIRE, CV22 6HS

£695 PCM – FEES APPLY





A converted one bedroom annex apartment located on the highly desirable Dunchurch Road, offering easy access to Rugby town centre and major road networks. The property is located over a garage and briefly comprises: open plan lounge/kitchen, bedroom and bathroom with electric shower. The property further benefits from electric central heating, double glazed windows, parking space and garden area. Monthly utility charge of £150 to cover all bills. Single occupier only. Furnished by negotiation. Available late July. Unfurnished. Energy rating E.

Shared Entrance

Lobby with door providing access to the landlords garage. Stairs rising to a timber door giving access to:

Open Plan Lounge/Kitchen

18' 7" to under eaves x 10' 11" (5.66m x 3.33m) With a double glazed Velux window to the front aspect. Internal uPVC double glazed windows to the stairwell. Double panel radiator with thermostat control. TV aerial point. Under eaves storage cupboard. A range of kitchen base units surmounted by contrasting roll-edge worksurface. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Built-in single electric oven, four ring black ceramic and extractor hood. Under counter fridge freezer. Under eaves cupboard housing electric central heating and hot water boilers. Smoke alarm. Door to the bathroom. Door to:

Bedroom

11' 5" x 8' 6" (3.48m x 2.59m) With a double glazed Velux window. uPVC double glazed window. Double panel radiator with thermostat. Recessed spotlights.

Bathroom

8' 6" x 7' 9" (2.59m x 2.36m) With a white bathroom suite comprising: low level toilet with a concealed cistern, wash hand basin with vanity unit under and panelled



bath with electric shower over. Tiled splashback areas. Recessed ceiling spotlights. Vinyl floor. Space and plumbing for a washing machine and tumble drier. Heated towel rail radiator. Velux double glazed window.

Outside

Parking space located at the side of the garage exclusively for the use of the annex. Garden area adjoins this which is laid mainly to lawn with mature herbaceous borders and trees - no maintenance required.

Utility Charge

There is a £150 pcm utility charge payable with the monthly rent which will include the council tax, electric, water, TV licence and broadband. Unreasonable usage of the electric will result in a separate bill.



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, electric, water, council tax, 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.

Company Application Fee: £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).

