



EDWARD KNIGHT
ESTATE AGENTS

ALULA HOUSE, HILLMORTON ROAD, HILLMORTON, RUGBY, CV22 5EZ

£825 PCM – FEES APPLY





Edward Knight are delighted to offer for let this modern ground floor two bedroom apartment in the highly sought after residential area of Hillmorton, with a wide range of amenities within walking distance and easy commuter access to major roads. The well appointed accommodation is finished to a high standard and briefly comprises: entrance hall, open plan living/kitchen with appliances, two double bedrooms with built-in wardrobes and a shower room. Further benefits include electric central heating, uPVC double glazing, secure intercom entry, an off-road parking space and the use of a communal garden with clothes drying area and bike store. Available now. Unfurnished. Energy rating B.

ENTRANCE HALL

Enter via a solid panel effect door. Intercom entry phone. Single panel radiator. Wall mounted timer thermostat for the central heating. Recessed ceiling spotlights. Storage/airing cupboard housing the hot water cylinder, electric central heating boiler and consumer unit. Doors to all further accommodation

OPEN PLAN LIVING KITCHEN DINER

21' 3" max x 9' 9" max (6.48m x 2.97m)

uPVC double glazed French doors to a Juliet balcony. Double panel radiator with thermostat control. Single panel radiator with thermostat control. Wood effect flooring. TV and telephone connections. A range of grey eye and base level units surmounted by marble effect worktops. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Built-in stainless steel single electric oven, black ceramic hob and chimney extractor hood. Integrated fridge freezer. Washing machine.



BEDROOM ONE

10' 3" min x 9' 1" (3.12m x 2.77m)

uPVC double glazed window to the front aspect.

Double panelled radiator with thermostat control. Built-in double door wardrobe.

BEDROOM TWO

9' 2" x 9' 1" (2.79m x 2.77m)

Hardwood double glazed window to the side aspect.

Single panel radiator with thermostat control. Built-in double door wardrobe. Recessed ceiling spotlights.

SHOWER ROOM

White suite comprising: low-level toilet with concealed cistern, wash hand basin with vanity unit under and shower enclosure with thermostatic shower. Wall mounted extractor fan. Recessed ceiling spotlights.

Wood effect flooring. Chrome heated towel rail radiator. Hardwood double glazed window to the side aspect.

COMMUNAL AREAS

One off-road parking space in the car park to the front of the building.

Secure intercom entry into the block with stairs rising to all floor.

Communal garden located at the rear of the building with a bike store and clothes drying area.

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.

Utility Supplies: including payment for communication services (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: £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).

