



EDWARD KNIGHT
ESTATE AGENTS

ARGYLE STREET, RUGBY, WARWICKSHIRE, CV21 3NB

£1,050 PCM – FEES APPLY





A well presented and improved traditional two bedroom end of terrace property located in a quiet private road within walking distance of Rugby town centre and railway station. The accommodation briefly comprises: lounge, dining room, impressive kitchen with feature glass roof, refitted ground floor shower room, two double bedrooms and useful cellar. The property further benefits from double glazed windows, gas fired central heating and a low maintenance rear garden. Available early August. Unfurnished. Energy rating D.

Lounge

12' x 11' 1" (3.66m x 3.38m)

Enter via a part obscure double glazed timber panel entrance door. Double glazed uPVC sash window to the front aspect with internal shutters. Single panel radiator. Exposed wood floor. Feature cast iron fireplace with timber surround and mantle. Satellite connection. Stairs rising to the first floor. Door to:

Dining Room

11' 11" x 10' 4" (3.63m x 3.15m)

With wood effect laminate floor. Single panel radiator. Featured fireplace recess. Door to the Cellar. Two openings through to:

Kitchen

12' 4" x 11' 7" (3.76m x 3.53m)

With a range of bespoke Shaker units surmounted by solid wood worksurfaces. Twin bowl sink and drainer with mixer tap over. Tiling to splashback areas. Smeg range style cooker with integrated five ring gas hob and chimney extractor hood



over. Tiled floor. Feature glass roof. Double panel radiator. Double opening double glazed casement doors to the rear garden. Door to:

Ground Floor Shower Room

With a refitted white suite comprising: low level close coupled toilet, pedestal wash hand basin and fully tiled shower enclosure. Tiled floor. Built-in cupboard housing a combination boiler. Heated towel rail radiator. Obscure uPVC double glazed window to the side aspect.

Cellar

12' x 10' 11" (3.66m x 3.33m)

With a window to the front. Double panel radiator. Electric consumer unit. Wall mounted lights.

Stairs & Landing

With a thermostat for central heating. Doors to all first floor accommodation.

Bedroom One

12' x 11' 1" (3.66m x 3.38m)

With a uPVC double glazed sash window to the front aspect. Single panel radiator. Exposed wood floor. Feature cast iron fireplace.

Bedroom Two

11' 11" x 10' 3" (3.63m x 3.12m)

With a uPVC double glazed sash window to the rear aspect. Single panel radiator. Built-in storage cupboard with access to loft space.

Rear Garden

Small gravelled area with timber gate leading to the side access. The remainder is slabbed and enclosed by brick walls.



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.

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).

