



EDWARD KNIGHT
ESTATE AGENTS

GEORGE STREET, RUGBY, WARWICKSHIRE, CV21 2BJ

£1,100 PCM – FEES APPLY





A good size three bedroom mid terrace property located within walking distance of Rugby town centre. The accommodation briefly comprises: entrance porch, lounge, dining room, kitchen, utility room, ground floor W.C, three bedrooms & a good size first floor bathroom. The property further benefits from uPVC double glazing, gas fired central heating & a west facing rear garden with side pedestrian access. Available early January. Unfurnished. Energy rating D.

ENTRANCE PORCH

Enter via a uPVC panel effect door with double glazed inserts. Timber panelled walls. Part glazed timber door to:

LOUNGE

13' 5" into bay x 13' 3" (4.09m x 4.04m)
uPVC double glazed square bay window to the front aspect. Single panel radiator. Decorative fireplace. Timber panelling to half height around part of the room. Glazed timber door to:

DINING ROOM

15' 3" x 13' 3" (4.65m x 4.04m)
Stairs rising to the first floor. Single panel radiator with thermostat control. Under stairs storage cupboard. Coving. uPVC double glazed patio doors to the rear garden. Door to:

KITCHEN

11' 4" x 4' 8" (3.45m x 1.42m)
A range of eye and base level units surmounted by contrasting worktops. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Built-in stainless steel single electric oven, four ring gas hob and chimney extractor hood. Space for an undercounter appliance. Wall mounted gas fired combination central heating boiler. uPVC double glazed window to the side aspect. Door to:



UTILITY LOBBY

Worksurface with space and plumbing under for a washing machine. Space for a fridge freezer. Single panel radiator. Vinyl floor. Obscure uPVC double glazed window to the side aspect. Obscure uPVC double glazed door to the rear garden. Door to:

GROUND FLOOR W.C

Corner wall mounted wash hand basin and low-level toilet. Vinyl floor. Wall mounted extractor fan.

STAIRS & LANDING

Single panel radiator. Loft hatch. Doors to all further accommodation.

BEDROOM ONE

13' 11" x 9' 6" (4.24m x 2.9m)

uPVC double glazed window to the rear aspect. Single panel radiator.

BEDROOM TWO

10' 11" x 10' 10" (3.33m x 3.3m)

uPVC double glazed window to the front aspect. Single panel radiator.

BEDROOM THREE

9' 7" x 5' 9" (2.92m x 1.75m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control.

BATHROOM

11' 2" x 6' 11" (3.4m x 2.11m)

White suite comprising: panelled bath with mixer tap shower over, low-level toilet and pedestal wash hand basin. Tiling to splashback areas. Tile effect flooring. Extractor fan. Single panel radiator. Obscure uPVC double glazed window to the rear aspect.

FRONTAGE

Low maintenance fore garden. Access down the side



via a lockable gate to the rear garden.

REAR GARDEN

Concrete to the side return with block paved path leading down the side of the property to a shared lockable gate. The remainder of the garden is laid to lawn with a slab seating area and is enclosed by timber fencing to all sides.

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).

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		