



EDWARD KNIGHT
ESTATE AGENTS

ROSE CLOSE, EDEN PARK, RUGBY, CV21 1WE

£1,500 PCM – FEES APPLY





An exciting opportunity to rent a brand new three bedroom semi-detached house in a quiet cul-de-sac in the popular Eden Park development, which is ideally positioned for easy commuter access to motorways, Rugby railway station and retail parks. The accommodation briefly comprises: entrance hall, lounge, kitchen/breakfast room with utility area, cloakroom, two double bedrooms, a third single bedroom, en-suite shower room and a family bathroom. The property further benefits from gas fired central heating, uPVC double glazing, two off-road parking spaces and an enclosed rear garden. Available now. Unfurnished. Energy rating B.

ENTRANCE HALL

Enter via a composite panel effect door with obscure double glazed insert. Single panel radiator with thermostat. Amtico flooring. Stairs rising to the first floor. Smoke alarm. Door to:

LOUNGE

13' 11" x 11' 11" (4.24m x 3.63m)

uPVC double glazed window to the front aspect. Double panel radiator. Amtico flooring. Wall mounted programmable thermostat for the central heating. Built-in under stairs storage cupboard with electric consumer unit and fibre-optic connection point. Door to:



KITCHEN/DINING ROOM INCLUDING UTILITY AREA

11' 8" x 11' 6" (3.56m x 3.51m) excluding Utility

A range of eye and base level units surmounted by contrasting worktops. Inset composite 1.5 bowl sink and drainer with mixer. Built-in stainless steel single electric oven, four ring gas hob and extractor hood. Integrated fridge freezer and dishwasher. Space and plumbing for a washing machine. Wall mounted combination central heating boiler. Amtico flooring. Double panel radiator with thermostat. uPVC double glazed patio doors with adjoining full height double glazed windows to the rear garden. Door to:

CLOAKROOM

White suite comprising: semi-pedestal wash hand basin and low-level toilet. Extractor fan. Amtico flooring. Single panel radiator with thermostat.

STAIRS & LANDING

Smoke alarm. Doors to all further accommodation:

BEDROOM ONE

9' 2" x 8' 9" to wardrobes (2.79m x 2.67m)
uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. Built-in double sliding mirrored door fronted wardrobe. Door to:

ENSUITE

White suite comprising: low-level toilet, semi pedestal wash hand basin and fully tiled shower enclosure with thermostatic shower. Tiled floor. Extractor fan. Single panel radiator with thermostat control. Obscure uPVC double glazed window to the rear aspect.

BEDROOM TWO

9' 8" x 8' 6" (2.95m x 2.59m)
uPVC double glazed window to the front aspect. Single panel radiator with thermostat.

BEDROOM THREE

11' 9" max x 6' 1" (3.58m x 1.85m)
uPVC double glazed window to the front aspect. Single panel radiator with thermostat. Built-in over stairs storage cupboard.

FAMILY BATHROOM

7' 6" x 5' 2" (2.29m x 1.57m)
White suite comprising: semi-pedestal wash hand basin, low-level toilet and panelled bath with thermostatic mixer tap shower unit over. Tiling to splashback areas. Tiled floor. Electric shaver socket. Ceiling mounted extractor fan. Heated towel rail radiator. Obscure uPVC double glazed window to the side aspect.



FRONTAGE

Two tarmac parking spaces. Yellow slab path leading to the front door and side gate with storm porch and courtesy light. Wood mulch planted border across the front of the lounge. Access to the rear garden via a timber gate.

REAR GARDEN

Lockable timber gate giving access to a slab path down the side of the house and then across the rear to a small patio area directly behind the patio doors. Cold water tap. The remainder is laid to lawn and enclosed by timber fencing and brick walls.







COUNCIL TAX

TBC (new build)

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).

