



EDWARD KNIGHT
ESTATE AGENTS

WORCESTER STREET, RUGBY, CV21 2NF

£900 PCM – FEES APPLY





A traditional two bedroom mid terrace property located conveniently close to Rugby town centre and Rugby's railway station. The accommodation briefly comprises: entrance porch, lounge, dining room, kitchen, ground floor bathroom, two double bedrooms and first floor shower room. The property further benefits from uPVC double glazing, gas fired heating to the ground floor, storage heating to the first floor and a good size low maintenance rear garden. Available late February. Energy rating E.

ENTRANCE PORCH

Enter via a pair of uPVC double opening doors into the entrance porch which has shelving and a timber framed door with glazed panels to:

LOUNGE

15' 2" x 11' 10" (4.62m x 3.61m)
Double glazed window to front aspect, wall mounted gas fire, wall mounted gas radiator, television and telephone points and a door to:

INNER LOBBY

Understairs storage cupboard with shelving and light and an archway leading to:

DINING ROOM

12' 4" x 11' 10" (3.76m x 3.61m)
uPVC double glazed window, wall mounted gas fire and a wall mounted radiator as well as stairs that rise to the first floor and a door to:

KITCHEN

14' 7" x 6' 6" (4.44m x 1.98m)
A range of base and eye level units with inset stainless-steel sink with drainage board, mixer tap and tiled splash backs. There is space and plumbing for all standard appliances, a wall mounted combi boiler, wall mounted radiator as well as a uPVC double glazed window to side aspect and uPVC double glazed door



to the rear garden. Door to:

REAR LOBBY

uPVC double glazed window to side aspect and a door to:

GROUND FLOOR BATHROOM

8' 2" x 6' 1" (2.49m x 1.85m)

uPVC double glazed window to side aspect, wall mounted radiator, panelled bath with mixer tap, tiled splash backs and shower attachments, pedestal wash hand basin with separate taps and a low flush WC.



STAIRS & LANDING

Doors to all further accommodation.

BEDROOM ONE

13' 6" x 12' 8" (4.11m x 3.86m)

uPVC double glazed window to the front aspect, wall mounted electric storage heater and a built-in wardrobe.

BEDROOM TWO

12' 6" x 10' 4" (3.81m x 3.15m)

uPVC double glazed window to the rear aspect. Electric storage heater. Built-in storage cupboard.

FIRST FLOOR SHOWER ROOM

10' 5" max x 6' 5" (3.18m x 1.96m)

Double glazed window to the rear aspect, a low level toilet, pedestal wash hand basin with separate taps and tiled splash backs, shower cubical with electric shower and a wall mounted electric storage heater.

low maintenance garden which has a gravelled area and is retained by concrete post and timber panel fencing to all sides. There is also a solid concrete shed with timber door, cold water tap and outside courtesy light.

COUNCIL TAX

Band B

FRONT

Block paved, low maintenance fore-garden.

REAR GARDEN

There is shared access at the side of the property with a pedestrian access gate into the rear garden. There is a





FEES

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: including 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)

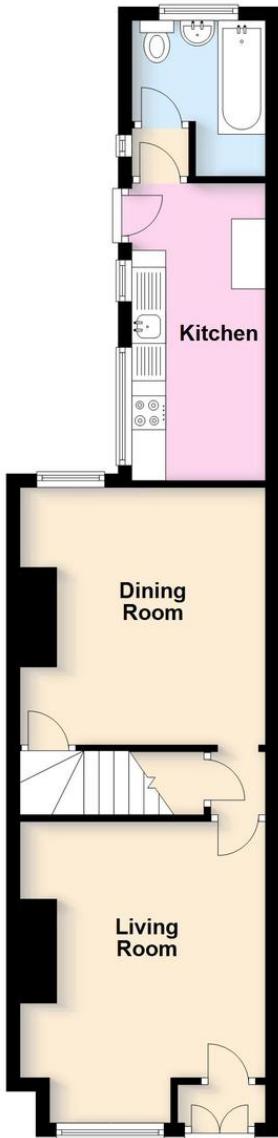
Please visit our website for full details of our referencing criteria and fees.

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).

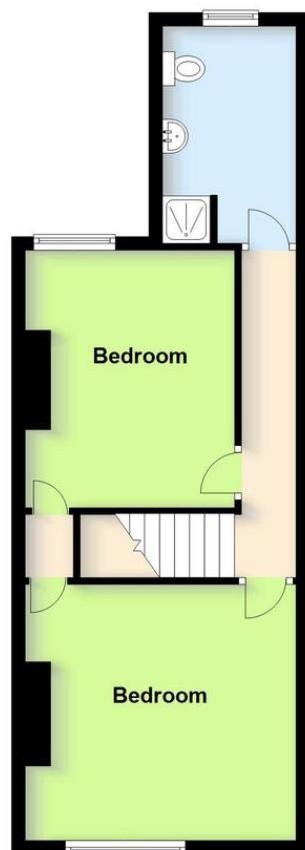
Ground Floor

Approx. 47.2 sq. metres (508.4 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.8 sq. feet)



Total area: approx. 88.4 sq. metres (951.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
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