EDWARD KNIGHT
ESTATE AGENTS

DOMINIC APARTMENTS, 5 NEWBOLD ROAD, RUGBY, WARWICKSHIRE, CV21 2LQ

£750 PCM – FEES APPLY









A well presented modern one bedroom ground floor apartment, conveniently located at the top of Newbold Road, putting Rugby town centre and railway station within walking distance. The accommodationbriefly comprises: open plan lounge kitchen with integrated appliances, good size double bedroom with wardrobe and modern shower room. The property further benefits from electric central heating, uPVC double glazing, intercom entry and off-road parking. Available early December. Unfurnished. Energy rating D.

LOUNGE KITCHEN

16' 6" x 11' 5" (5.03m x 3.48m)

Enter via a solid timber panel entrance door with uPVC double glazed window to the front aspect. Double panel radiator with thermostat control. Wall mounted intercom entry phone. Timer thermostat for central heating. Ceiling mounted smoke alarm. Wood effect laminate floor. Range of white shaker style eye and base level units surmounted by black granite effect roll top work surfaces. Inset stainless steel sink and drainer with mixer tap over. Built-in stainless steel single electric oven. Four ring black ceramic hob and black glass splash backs. Integrated fridge/freezer. Integrated washing machine. Door to the shower room and door to:

BEDROOM

13' 2" max x 10' 0" (4.01m x 3.05m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. TV aerial socket. Built-in double door wardrobe.

SHOWER ROOM

White suite comprising of pedestal wash hand basin with mixer tap. Low level close coupled toilet. Shower cubicle with electric shower. Recessed ceiling spotlights. Tiled floor. Electric shaver socket. Extractor fan. Heated towel rail radiator.

COMMUNAL CAR PARK
One off-road parking space available in the communal car park.

COUNCIL TAX
Band 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



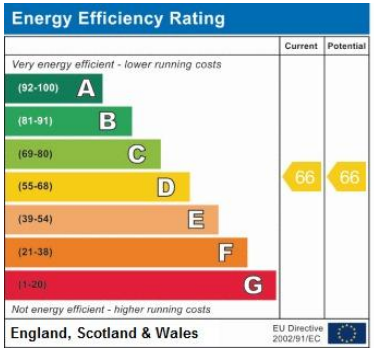
by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will pay the costs of the lock being changed.

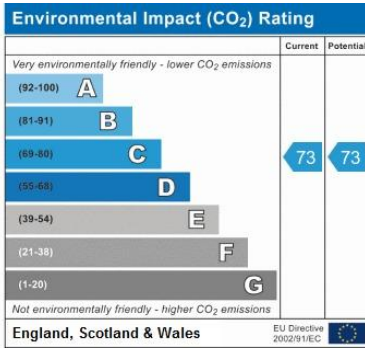
Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory periodic (rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.

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).





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements