



**EDWARD KNIGHT**  
ESTATE AGENTS

COTON ROAD, HILLMORTON, RUGBY, CV21 4LN

£825 PCM – FEES APPLY







A two bedroom first floor flat situated in the highly sought after residential area of Hillmorton, which is well served by a wide range of amenities and offers easy access to motorways. The accommodation briefly comprises: entrance hall, lounge/dining room, kitchen, two bedrooms and refitted bathroom. The property further benefits from electric storage heating, uPVC double glazing and off-road parking. Available soon. Unfurnished. Energy rating C.

#### **ENTRANCE HALL**

Enter via a timber door. Smoke alarm. Wall mounted electric storage heater. Built-in airing cupboard housing the hot water cylinder and consumer units. Doors to all further accommodation.

#### **LOUNGE**

14' 2" x 10' 8" (4.32m x 3.25m)

UPVC double glazed window. Wall mounted storage heater. TV and telephone points. Cable TV and telephone points. Ceiling mounted smoke alarm.

#### **KITCHEN**

11' 2" x 6' 3" (3.4m x 1.91m)

A range of white gloss eye and base level units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel sink and drainer with mixer tap over. Built-in stainless steel single electric oven, four ring solid plate hob and concealed extractor hood. Integrated fridge freezer. Vinyl floor. Utility cupboard housing plumbing for a washing machine. UPVC double glazed window with integrated extractor fan.



#### **BEDROOM ONE**

11' 6" x 10' 8" (3.51m x 3.25m)

UPVC double glazed window. Wall mounted electric storage heater. TV and telephone points. Ceiling mounted smoke alarm.

## BEDROOM TWO

8' 8" x 8' 2" (2.64m x 2.49m)

UPVC double glazed window. All mounted electric storage heater. TV aerial point.

## BATHROOM

7' 3" x 5' 1" (2.21m x 1.55m)

Refitted white suite comprising: wash hand basin with vanity unit under, low-level toilet with concealed cistern and panelled bath with separate taps and electric shower over. Vinyl floor. Obscure UPVC double glazed window.

## 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.

Company Application Fee: £500 plus VAT (plus check-out fee of £100 plus VAT)

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.

Please visit our website for full details of our referencing criteria and fees. [www.edwardknight.co.uk](http://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).

