



EDWARD KNIGHT
ESTATE AGENTS

LYON HOUSE, ANTON CLOSE, RUGBY, CV21 1PA

£750 PCM





An impressive, newly built two bedroom top floor apartment conveniently located within walking distance of Rugby railway station, town centre and a wide range of amenities, along with offering easy access to motorways and major roads. The well appointed accommodation briefly comprises: entrance hall, open plan lounge/kitchen with integrated appliances, two double bedrooms, en-suite shower room and bathroom with shower. The property further benefits from gas fired central heating, uPVC double glazing, video intercom entry and allocated parking. Available now. Unfurnished. Energy rating B.

ENTRANCE HALL

Double panel radiator. Double door built-in storage cupboard housing the electric consumer unit, shelf and electric heater. Wall mounted video intercom entry phone. Smoke alarm. Wall mounted timer thermostat for central heating. Doors to all further accommodation.

LOUNGE/KITCHEN

20' 1" x 11' 5" (6.12m x 3.48m)

UPVC double glazed windows to two aspects. Two double panel radiators with thermostat controls. TV, telephone and Virgin connection points. A range of gloss fronted eye and base level kitchen units surmounted by complimentary worksurfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Built-in Zanussi stainless steel single electric oven, four ring gas hob and chimney extractor hood. Integrated fridge freezer and washer dryer. Concealed Ideal combination central heating boiler. Wood effect floor.

BEDROOM ONE

10' 6" x 10' 5" (3.2m x 3.18m)

Full height UPVC double glazed window. Single panel radiator with thermostat. TV, telephone and Virgin connection points. Door to:



EN-SUITE

White suite comprising: pedestal wash hand basin with mixer tap over, low-level close coupled toilet and fully tiled shower enclosure with electric shower. Tiling to splashback areas. Wood effect floor. Electric shaver socket. Ceiling mounted extractor fan. Heated towel rail radiator.

BEDROOM TWO

10' 5" x 9' 1" (3.18m x 2.77m)

UPVC double glazed window. Single panel radiator with thermostat.

BATHROOM

7' 0" x 5' 5" (2.13m x 1.65m)

White suite comprising: pedestal wash hand basin with mixer tap, low-level close coupled toilet and panelled bath with thermostatic shower over. Tiling to splashback areas. Wood effect floor. Electric shaver socket. Extractor fan. Heated towel rail radiator.

COMMUNAL AREA

One allocated parking space in the communal car park. Secure video intercom entry into the communal hallway with internal doors to a bike store and bin store. Stairs rising to all floor.

COUNCIL TAX

TBC

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

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