



EDWARD KNIGHT
ESTATE AGENTS

STANIER COURT, CHARLES WARREN CLOSE, RUGBY, WARWICKSHIRE, CV21 2XQ

£625 PCM





A well presented modern one bedroom top floor apartment ideally located within walking distance of Rugby town centre and railway station. The accommodation briefly comprises: entrance hall, open plan lounge/diner/kitchen, bedroom and bathroom. The property further benefits from: gas fired central heating, uPVC double glazing and secure intercom entry. Available early July. Unfurnished. Energy rating B.

Communal Entrance & Hallway

Enter through a communal front door with keypad access into communal hallway. This property is located on the top floor.

Inner Hallway

Automatic Lighting. Doors off to Kitchen/Living Space, Bedroom, Bathroom and storage cupboard. Loft hatch.

Lounge/Kitchen/Diner

23' 4" x 13' 10" (7.11m x 4.22m)

uPVC double glazed French doors with Juliet balcony to the rear aspect. Wall mounted radiator. Inset spotlights. TV point. A range of base and eye level units with work surface over. Stainless steel sink/drain. Space and plumbing for washing machine. Integrated Oven, hob and extractor. Space for fridge/freezer. Tiling to splashbacks. Inset spotlights.

Bedroom

11' 6" x 9' 11" (3.51m x 3.02m)

uPVC double glazed window to the rear aspect. Wall mounted radiator.

Bathroom

Panelled bath with mains shower over. Tiling to splashbacks. Modern 'Shub' shower screen. Pedestal wash hand basin. Low flush WC. Extractor fan. Automatic lighting.



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).



