



**EDWARD KNIGHT**  
ESTATE AGENTS

SANDY HOUSE, WOODSIDE PARK, RUGBY, CV21 2DF

£750 PCM





A very well presented modern two bedroom top floor apartment conveniently located within easy walking distance of Rugby railway station and town centre. The accommodation briefly comprises: entrance hall, open plan lounge/kitchen/dining room with integrated appliances, two double bedrooms, en-suite shower room and separate bathroom. The property further benefits from secure intercom entry, modern electric heaters, uPVC double glazing and one allocated off-road parking. Available mid November. Unfurnished. Energy rating D.

#### **ENTRANCE HALL**

Enter via a dark wood effect entrance door. Wood effect laminate floor. Intercom entry phone. Electric consumer unit. Ceiling mounted smoke alarm. Doors to all further accommodation:

#### **OPEN PLAN LOUNGE/KITCHEN/DINING ROOM**

22' 6" x 10' 1" (6.86m x 3.07m)

Two UPVC double glazed windows. Wall mounted electric panel heater. Wood effect laminate floor. TV and telephone connections. A range of gloss fronted eye and base level units surmounted by wood effect worksurfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Built-in stainless steel single electric oven, four ring black ceramic hob and chimney extractor hood. Integrated washing machine and fridge freezer. Built-in airing cupboard. Ceiling mounted heat sensor. Recessed ceiling spotlights to the kitchen area.



### BEDROOM ONE

12' 8" x 9' 5" (3.86m x 2.87m)

uPVC double glazed window. Wall mounted electric panel heater. TV aerial socket. Double sliding door fronted wardrobe. Door to:

### EN-SUITE SHOWER ROOM

6' 1" x 6' 1" (1.85m x 1.85m)

White suite comprising: semi-pedestal wash hand basin with mixer tap, low-level close coupled toilet and fully tiled shower enclosure with thermostatic shower. Tiling to splashback areas. Tiled floor. Recessed ceiling spotlights. Ceiling mounted extractor fan. Wall mounted heated towel rail radiator.

### BEDROOM TWO

11' 9" x 9' 0" (3.58m x 2.74m)

uPVC double glazed window. Wall mounted electric panel heater. TV aerial socket.

### BATHROOM

6' 0" x 5' 6" (1.83m x 1.68m)

White suite comprising: low-level close coupled toilet, semi-pedestal wash hand basin with mixer tap over and panelled bath with mixer tap and thermostatic shower over. Tiling to splashback areas. Tiled floor. Recessed ceiling spotlights. Ceiling mounted extractor fan. Wall mounted chrome heated towel rail radiator.

### PARKING & COMMUNAL AREAS

One allocated parking space available in the car-park. Secure intercom entry into the communal hallway with stairs rising to all floors.

### COUNCIL TAX

Band B





## 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.

Utility Supplies: including payment for communication services (broadband etc) and the 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](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).

