



EDWARD KNIGHT
ESTATE AGENTS

21 BOUGHTON WHARF, BOUGHTON ROAD, RUGBY, WARWICKSHIRE, CV21 1BF

£725 PCM





A fantastic two bedroom top floor apartment with canal side location offering easy access to Rugby town centre, railway station, and major roads. The well presented accommodation briefly comprises: entrance hall, lounge/dining room, modern kitchen with integrated appliances, two bedrooms and bathroom with shower. The property further benefits from: double glazing, electric heating, canal views, secure intercom entry and allocated parking. Available early July. Unfurnished. Energy rating D.

Entrance Hall

Enter via a solid timber entrance door. Recessed ceiling spotlights. Electric panel heater. Smoke alarm. Built-in airing cupboard with hot water cylinder and immersion heater controls. Doors to all further first floor accommodation.

Lounge/Dining Room

19' 10" x 12' 0" (6.05m x 3.66m)

With a double glazed Velux window to the front aspect. uPVC double glazed door with adjoining uPVC double glazed windows to the side aspect overlooking the canal. Two electric panel heaters. TV and satellite points. Intercom entry phone. Two openings through to:

Kitchen

11' 7" x 7' 6" (3.53m x 2.29m)

With a range of grey eye and base level units surmounted by complimentary roll-edge worksurfaces. Inset stainless steel one and a half bowl sink and drainer with mixer tap over. Stainless steel single electric oven, four ring black ceramic hob with stainless steel splashback panel and chimney extractor hood. Integrated washer/dryer. Integrated fridge/freezer. Wood effect flooring. Recessed ceiling spotlights. Double glazed Velux window to the side aspect.

Bedroom One



13' 6" x 12' 5" (4.11m x 3.78m)

With a uPVC double glazed door with adjoining uPVC double glazed windows to the side aspect. Electric panel heater. Telephone point. TV aerial point.

Bedroom Two

13' 9" x 8' 3" (4.19m x 2.51m)

With a uPVC double glazed window to the front aspect. Electric panel heater.

Bathroom

8' 7" x 7' 1" (2.62m x 2.16m)

With a white suite comprising: panelled bath with separate taps and shower over, vanity unit with inset wash hand basin and low level toilet with concealed cistern. Tiling to splashback areas. Tiled floor. Ceiling extractor fan. Recessed ceiling spotlights. Built-in storage cupboard with slatted shelf. Heated towel rail radiator. Velux double glazed window to the side aspect.

Parking & Communal Entry

Allocated parking space in communal car park with additional bike storage area. Secure intercom entry into 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.

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).

Energy Efficiency Rating

