



**EDWARD KNIGHT**  
ESTATE AGENTS

CRESCENT HOUSE, WOODSIDE PARK, RUGBY, CV21 2NZ

£675 PCM







Edward Knight are delighted to offer for let this modern one bedroom apartment conveniently located a short walk from Rugby railway station and town centre. The good size accommodation is finished to a high specification and briefly comprises: entrance hall, open plan living kitchen dining room with integrated appliances, double bedroom and bathroom. The property further benefits from uPVC double glazing, electric heaters, secure video intercom entry and an allocated parking space. Available early November. Unfurnished. Energy rating C.

#### **ENTRANCE HALL**

Enter via a solid timber door. Wood effect laminate flooring. Video intercom entry phone. Recessed ceiling spotlights. Built-in cupboard housing a high-pressure hot water cylinder and electric consumer unit. Doors to all further accommodation.

#### **OPEN PLAN LIVING KITCHEN DINING ROOM**

19' 7" x 15' 1" (5.97m x 4.6m)

UPVC double glazed windows to two aspects. UPVC double glazed French doors with Juliet balcony. Wall mounted electric panel heater. Wood effect laminate floor. Integrated TV and satellite points. Recessed ceiling spotlights. A range of white gloss eye and base level units surmounted by black granite worktops. Inset stainless steel sink and drainer with contemporary mixer tap over. Built in stainless steel single electric oven, four ring black ceramic hob and chimney extractor hood. Integrated fridge freezer, dishwasher and washer dryer.

#### **BEDROOM**

12' 10" x 11' 0" (3.91m x 3.35m)

Two UPVC double glazed windows. Wall mounted electric panel heater. TV aerial socket. Recessed ceiling spotlights. Wall mounted lights.



### **BATHROOM**

7' 3" x 6' 0" (2.21m x 1.83m)

Contemporary white suite comprising: wash hand basin with vanity unit under, low level close coupled toilet and panelled bath with mixer tap/thermostatic shower unit. Tiling to splashback areas. Tiled floor. Recessed ceiling spotlights. Ceiling mounted extractor fan. Chrome wall mounted heated towel rail radiator.

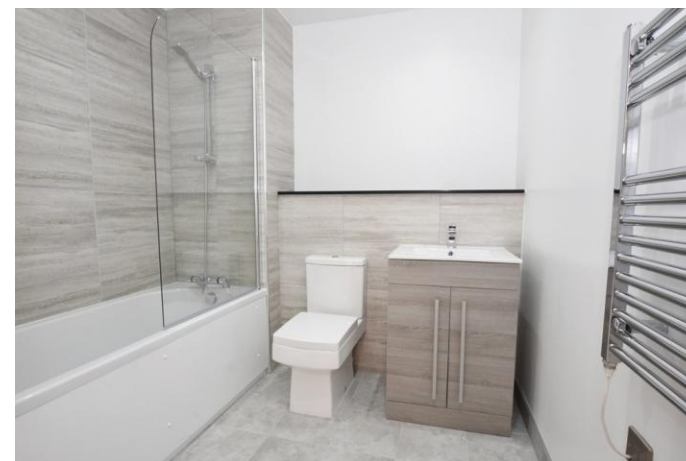
### **PARKING & COMMUNAL AREAS**

One allocated parking space in the car park located behind the building.

Secure, keyless video intercom entry into the communal hallway.

### **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 payment for communication services (broadband etc) 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](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).

