



EDWARD KNIGHT
ESTATE AGENTS

LOWER LODGE AVENUE, EDEN PARK, RUGBY, WARWICKSHIRE, CV21 1NU

£1,300 PCM – FEES APPLY





A modern three bedroom semi-detached property built by Cala Homes offering easy access to motorways and Rugby town centre. The accommodation briefly comprises: entrance hall, cloakroom, lounge/dining room, kitchen, three bedrooms, en-suite to master bedroom and family bathroom. Further benefits include: gas fired central heating, uPVC double glazing, enclosed rear garden, car-port and off-road parking. Available early June. Unfurnished. Energy rating B.

Entrance Hall

Enter via woodgrain effect entrance door with double glazed insert. Wood effect laminate floor. Single panel radiator. Smoke alarm. Stairs to first floor. Doors to Lounge & Kitchen. Door to:

Cloakroom

With a pedestal wash hand basin with tiled splashback. Low level toilet. Single panel radiator. Vinyl floor. Obscure double glazed window to the front aspect.

Lounge/Dining Room

17' 0" x 14' 5" (5.18m x 4.39m)

With uPVC double glazed French doors to the rear garden. uPVC double glazed window to the rear aspect. Double panel radiator. TV aerial point. Thermostat for ground floor heating. Telephone point. Understairs storage cupboard with electric consumer unit and light.



Kitchen

10' 2" x 9' 9" (3.1m x 2.97m)

With a range of light wood effect eye and base level Shaker style units surmounted by contrasting roll edge worksurfaces. Inset stainless steel one and a half bowl sink with mixer tap over. Built-in stainless steel Smeg single electric oven, four ring gas hob with stainless steel splashback and chimney extractor hood over. Space and plumbing for fridge freezer and washing

machine. Concealed Potterton central heating boiler and timer controls. Single panel radiator. Tiled floor. uPVC double glazed window to the front aspect.

Stairs & Landing

With smoke alarm. Access to loft space. Built-in overstairs airing cupboard with hot water cylinder. Doors to further first floor accommodation.

Bedroom One

10' 11" x 9' 7" (3.33m x 2.92m)

With a uPVC double glazed window to the rear aspect. Single panel radiator. Thermostat for first floor heating. Built-in double door wardrobe with hanging rail and shelf. Door to:

En-Suite Shower Room

With a white suite comprising: pedestal wash hand basin, low level toilet and fully tiled double shower. Tiling to splashback areas. Tile effect flooring. Recessed ceiling spotlights. Electric shaver point. Ceiling extractor fan. Heated towel rail radiator.

Bedroom Two

9' 7" x 11' 4" (2.92m x 3.45m)

With uPVC double glazed French doors to the front aspect with external iron railings. Single panel radiator.

Bedroom Three

7' 0" x 6' 10" (2.13m x 2.08m)

With a uPVC double glazed window to the rear aspect. Single panel radiator.

Bathroom

7' 0" x 5' 6" (2.13m x 1.68m)

With a white suite comprising: pedestal wash hand basin, low level toilet and a panelled bath with mixer tap and shower attachment. Tiling to splashback areas. Tile effect floor. Electric shaver point. Recessed ceiling spotlights, ceiling extractor fan. Single panel



radiator. Obscure uPVC double glazed window to the front aspect.

Front Garden

Slab path leading to the front door with storm porch and courtesy light. Wood mulch front borders stocked with a range of shrubs and plants.

Rear Garden

Slab patio area adjoining the rear of the property with courtesy light and cold water tap. Slab path leading down the side of the garden to a lockable timber gate providing access to the parking area. The remainder of







the garden is laid to lawn and enclosed by timber fencing to all side.

Car-Port & Parking

Tarmacadam parking area located behind the property with two parking spaces, one under a timber car-port.

Council Tax

Band C

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

Edward Knight Estate Agents are members of the Property Ombudsman redress scheme and have client money protection with Client Money Protect (CMP).

