



EDWARD KNIGHT
ESTATE AGENTS

WIMPOLE HOUSE, SNOWSHILL CLOSE, DAVENTRY, NORTHAMPTONSHIRE, NN11 8AH

£675 PCM





A good size well presented modern first floor two bedroom apartment located on the edge of the popular Middlemore estate in Daventry, which offers gas fired central heating and excellent commuting access to Daventry, Rugby & major road networks. The accommodation briefly comprises: entrance hall, open plan lounge/kitchen/dining room with appliances, two double bedrooms and a bathroom. The property further benefits from: uPVC double glazing, secure intercom entry and an allocated parking space. Available mid June. Unfurnished. Energy rating C.

Entrance Hall

Enter via a solid door from the communal hallway. With intercom entry phone. Radiator. Two built-in storage cupboards. Electric consumer unit. Smoke alarm. Doors to all further accommodation:

Open Plan Lounge/Dining Room/Kitchen

25' x 18' 3" (7.62m x 5.56m)

uPVC double glazed windows to the front and side aspects. Radiator. TV, satellite and telephone points.

Kitchen Area

A range of eye and base level units surmounted by contrasting roll-edge worksurfaces. Inset one and a half bowl sink and drainer with mixer tap over. Tiling to splashback areas. Freestanding Zanussi electric oven with integrated four ring gas hob. Fridge, freezer and washing machine. Extractor fan. Wall mounted gas fired combination boiler. Vinyl floor. Radiator. uPVC double glazed window to the rear aspect.

Bedroom One

11' 9" x 9' 2" (3.58m x 2.79m)

uPVC double glazed window to the front aspect. Radiator. TV and telephone points. Built-in double sliding mirrored door wardrobe.



Bedroom Two

12' 2" max x 8' 2" (3.71m max x 2.49m)

uPVC double glazed window to the rear aspect.

Radiator.

Bathroom

8' 2" x 5' 11" (2.49m x 1.80m)

With a white suite comprising: panelled bath with shower over, pedestal wash hand basin and low level close-coupled toilet. Tiling to splashback areas. Tiled floor. Recessed ceiling spotlights. Extractor fan. Radiator. Obscure uPVC double glazed window to the side aspect.

Parking & Communal Entrance

One allocated parking space in the car park with visitor spaces available. Secure intercom entry into communal hallway with stairs 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).

