EDWARD KNIGHT
ESTATE AGENTS

CAMPBELL STREET, RUGBY, CV21 2HY

£950 PCM – FEES APPLY









A traditional two bedroom mid terrace property located just outside of Rugby town centre and within walking distance of local amenities. The accommodation briefly comprises: lounge, dining room, good size kitchen, two double bedrooms and a first floor bathroom. The property further benefits from gas fired central heating, uPVC double glazing and an enclosed rear garden. Available now. Unfurnished. Energy rating D.

LOUNGE
11' 5" x 11' 5" (3.48m x 3.48m)
uPVC double glazed front door & uPVC double glazed bay window. Radiator. TV & Telephone points. Under stairs storage cupboard. Feature inset chimney area.

DINING ROOM
12' 7" x 11' 1" (3.84m x 3.38m)
uPVC double glazed window to the rear aspect. Radiator. Door to the stairwell. Open through to:

KITCHEN
16' 10" x 7' 4" (5.13m x 2.24m)
Two uPVC double glazed windows and a part obscure double glazed door to the rear garden. A range of base and eye level units with contrasting work surfaces over and tiling to splashbacks. Composite sink/drainer with mixer tap. Integrated oven with gas hob and extractor. Space for a fridge/freezer, space and plumbing for a washing machine and a further undercounter appliance.

STAIRS & LANDING
Radiator. Doors to all further accommodation.

BEDROOM ONE
11' 5" x 11' 2" (3.48m x 3.4m)
uPVC double glazed window to the front. Radiator. Overstairs storage cupboard. Feature cast iron fireplace.

BEDROOM TWO
11' 1" x 8' 6" (3.38m x 2.59m)
uPVC double glazed window to the rear aspect. Radiator. Feature cast iron fireplace.

BATHROOM
10' 0" x 6' 2" (3.05m x 1.88m)
White suite comprising: panelled bath with thermostatic shower over, pedestal wash hand basin and low level toilet. Tiling to splashback areas. Wall mounted Worcester combination boiler. Radiator. Obscure uPVC double glazed window to the rear aspect.

FRONTAGE
Shallow low maintenance frontage enclosed by low level brick wall and metal gate.

REAR GARDEN
Black brick side return leading onto a paved pathway. Rear pedestrian access gate. Mainly enclosed by timber fencing. Remainder of the garden is laid to gravel and grass with trees and shrubs in a border.

COUNCIL TAX
Band A











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: gas, water, electric, council tax, telephone, 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.

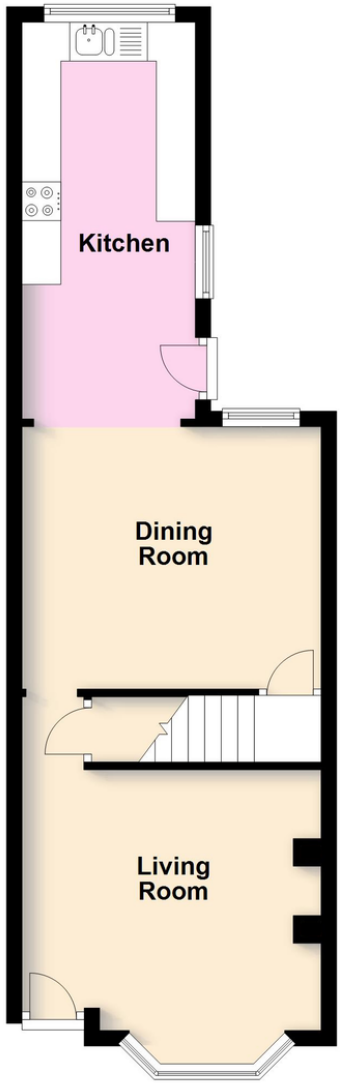
Company Application Fee (where the tenancy is taken in the name of a company): £500 plus VAT (plus check-out fee of £100 plus VAT)

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).

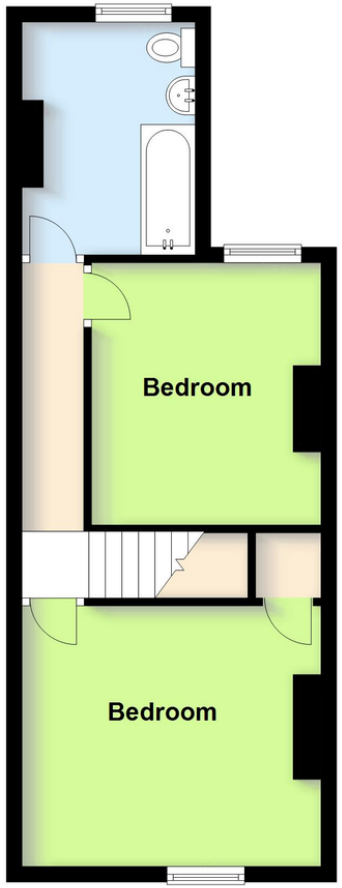
Ground Floor

Approx. 41.5 sq. metres (447.1 sq. feet)



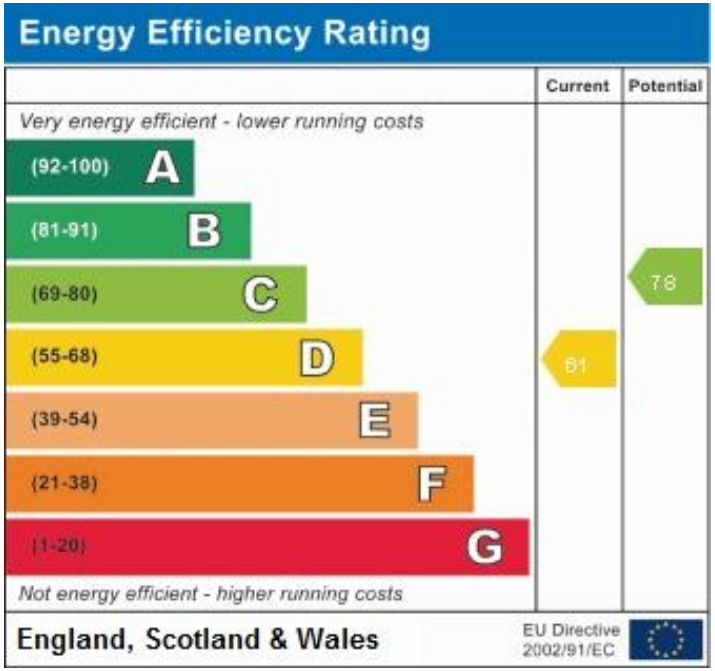
First Floor

Approx. 36.9 sq. metres (396.8 sq. feet)



Total area: approx. 78.4 sq. metres (843.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements