



**EDWARD KNIGHT**  
ESTATE AGENTS

JUNIPER WAY, EDEN PARK, RUGBY, CV21 1UE

£895 PCM – FEES APPLY





Built in 2020 by CALA Homes this two bedroom Coach House is located in the popular Eden Park development, which is ideally located for commuters and access to retail parks. The well presented accommodation briefly comprises: ground floor entrance lobby, first floor landing, lounge/diner, separate kitchen, two double bedrooms, one en-suite and a main bathroom. Additional benefits include a private garage with electric door, exclusive use ground floor outside storage unit, gas central heating and uPVC double glazing. Available end May. Unfurnished. Energy rating C.

#### **ENTRANCE LOBBY**

Composite front door with small opaque glazed panel. Storage alcove. Stairs to the landing area. Radiator.

#### **LANDING**

Doors off to Lounge/Diner, Both bedrooms, Bathroom, Airing cupboard and loft access hatch with a uPVC double glazed window to the rear. Radiator.

#### **LOUNGE/DINING ROOM**

14' 10" x 11' 3" (4.52m x 3.43m)

uPVC double glazed French door to the front aspect which open onto the accessible and usable balcony. Two Radiators. Door to Kitchen. Useful study/work alcove. TV point.

#### **KITCHEN**

9' 6" x 7' 8" (2.9m x 2.34m)

uPVC double glazed window to the rear. A range of base and eye level units with work surface over and matching splash backs. Under cabinet lighting. Sink/drain with mixer tap. Integrated double oven with gas hob and extractor. Integrated Dishwasher. Integrated Washer/Dryer. Integrated Fridge and Freezer.



### BEDROOM ONE

12' 11" x 9' 7" (3.94m x 2.92m)

uPVC double glazed window to the front aspect.  
Radiator. Fitted wardrobe. Door to:

### ENSUITE

Opaque uPVC double glazed window to the front aspect. Heated towel rail. Pedestal wash hand basin. Low flush WC. Larger than average fully tiled shower cubicle. Extractor. Shaver point.

### BEDROOM TWO

12' 0" x 8' 5" (3.66m x 2.57m)

uPVC double glazed window to the front aspect.  
Radiator.

### BATHROOM

Obscure uPVC double glazed window to the rear aspect. Panelled bath with mixer tap and shower attachment over. Pedestal wash hand basin. Low flush WC. Heated towel rail. Extractor. Shaver point.

### FRONTAGE

Shallow low maintenance frontage with pathway to front door. Drive-through opening to the side giving access to rear integrated garage and storage unit.

### GARAGE

Single garage with electric up and over door. Power and light connected.

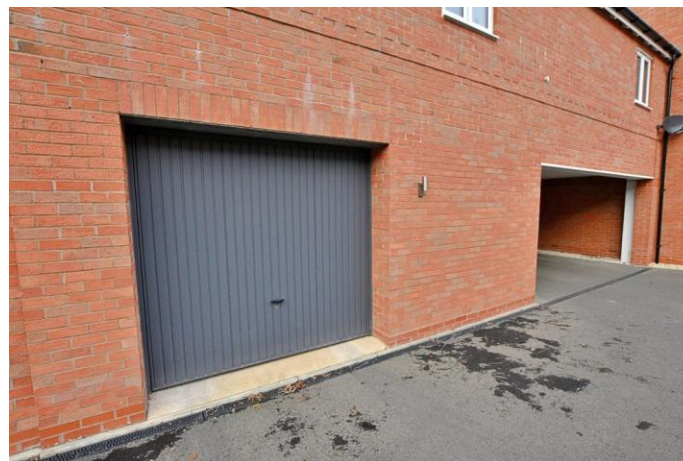
### STORAGE UNIT

Located at the side of the property (underneath the main property). Solid wood lockable door.

### COUNCIL TAX

Band B





## 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](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).

## Mirror Image

