



**EDWARD KNIGHT**  
ESTATE AGENTS

CASTLE STREET, RUGBY, WARWICKSHIRE, CV21 2TP

£850 PCM – FEES APPLY







A good size two/three bedroom first floor duplex flat conveniently located a short walk from Rugby town centre. The flexible accommodation has been recently decorated and will have new carpets. In brief the accommodation comprises: entrance hall, lounge/dining room, kitchen, bathroom and three bedrooms with the potential to use one as a study or dining room. Electric heaters and majority double glazing. Available early September. Unfurnished. Energy rating E.

#### **Entrance Hall**

Enter via a part obscure double glazed uPVC entrance door. With wood effect laminate flooring. Electric storage heater. Smoke alarm. Stairs rising to the second floor. Doors to Bathroom, Bedroom Three/Dining Room & Bedroom One. Door to:

#### **Kitchen**

10' 3" x 5' 9" (3.12m x 1.75m)

With a range of eye and base level units surmounted by contrasting roll edge worksurfaces. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Built-in stainless steel single electric oven, four ring solid plate electric hob and extractor hood. Space and plumbing for a washing machine and under counter fridge. Wood effect laminate floor. Built-in airing cupboard. UPVC double glazed window to the side aspect.



#### **Bathroom**

6' 4" x 5' 9" (1.93m x 1.75m)

With a white suite comprising: low level toilet, pedestal wash hand basin and panelled bath with electric shower over. Fully tiled walls. Vinyl floor. Electric fan heater. Obscure uPVC double glazed window to the side aspect.

### Bedroom One

16' 5" x 13' 5" (5m x 4.09m)

With three sash windows to the front aspect. Wall mounted electric heater. Under stairs storage cupboard.

### Bedroom Three/Dining Room

11' 10" x 9' max (3.61m x 2.74m)

With a uPVC double glazed window to the rear aspect.

### Stairs & Landing

With a smoke alarm. Doors to:

### Lounge

16' 4" x 13' 3" (4.98m x 4.04m)

With two uPVC double glazed windows to the front aspect. High retention storage heater. TV and telephone point. Feature electric fireplace.

### Bedroom Two

12' 0" x 11' 10" (3.66m x 3.61m)

With a uPVC double glazed window to the rear aspect.

### 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.

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.

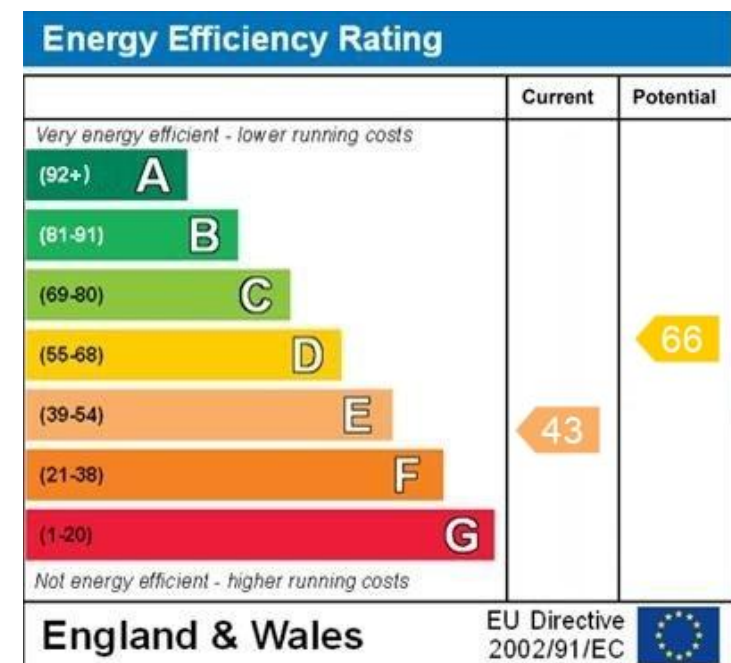
Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory

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).



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