



EDWARD KNIGHT
ESTATE AGENTS

ABBEY STREET, RUGBY, WARWICKSHIRE, CV21 3LH

£895 PCM – FEES APPLY





A well presented two bedroom mid terrace property ideally located within easy walking distance of Rugby railway station and town centre. The accommodation briefly comprises: lounge, dining room, refitted kitchen, two bedrooms and refitted first floor bathroom with shower. The property further benefits from: gas fired central heating, uPVC double glazing and a low maintenance rear yard with brick-built store. Available early August. Unfurnished. Energy rating TBC.

Lounge

12' 3" x 10' 8" (3.73m x 3.25m)

Enter via a part obscure double glazed uPVC door with an obscure double glazed panel over. With a uPVC double glazed semi-bay window to the front. Double panel wall mounted radiator. TV and cable connections. Cupboard housing electric consumer unit and meter. Contemporary wall mounted electric fire. Wood effect laminate floor. Coving. Part glazed door to:

Dining Room

11' 10" x 10' 8" (3.61m x 3.25m)

With a uPVC double glazed window to the rear aspect. Double panel radiator with thermostat control. Contemporary wall mounted electric fire. Wood effect laminate floor. Alarm sensor. Built-in understairs storage cupboard with light. Door to stairwell. Part glazed door to:



Kitchen

366 x 155

12' 8" x 5' 11" (3.86m x 1.80m) With a refitted range of eye and base level units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel sink and double drainer with mixer tap over. Tiling to splashback areas. Built-in stainless steel single electric oven, four ring gas hob and chimney extractor hood. Integrated fridge and freezer. Space and plumbing for a washing machine. Tile effect vinyl floor. Single panel radiator

with thermostat. Part obscure double glazed uPVC door to the side aspect. uPVC double glazed window to the side aspect.

Stairs & Landing

With an alarm control panel. Loft access. Single panel radiator with thermostat control. Smoke alarm. Doors to all further accommodation.

Bedroom One

12' 4" x 10' 8" (3.76m x 3.25m)

With a uPVC double glazed window to the front aspect. Single panel radiator with thermostat. TV aerial point. Built-in overstairs storage cupboard.

Bedroom Two

11' 10" x 7' 9" (3.61m x 2.36m)

With a uPVC double glazed window to the rear aspect. Single panel radiator with thermostat. Double sliding door fronted wardrobe.

Bathroom

11' 1" x 5' 10" (3.38m x 1.78m)

With a refitted white suite comprising: pedestal wash hand basin with mixer tap, low level close coupled toilet with dual flush and panelled bath with mixer tap and electric shower over. Tiling to splashback areas. Tiled floor. Extractor fan. Cupboard housing a Vaillant gas fired combination boiler with central heating timer. Single panel radiator with thermostat. Obscure uPVC double glazed window to the rear aspect.

Front Garden

Black brick path to the front door. Enclosed by brick walls and an iron gate.

Rear Garden

Low maintenance rear yard with gated rear pedestrian access. Brick-built store with a part obscure glazed door and uPVC double glazed window. Enclosed by



brick walls and timber fencing.

Council Tax
Band A





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.

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).

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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