



EDWARD KNIGHT
ESTATE AGENTS

LINDEN TREE HOUSE, LODGE ROAD, RUGBY, CV21 2TF

£775 PCM – FEES APPLY





A modern ground floor converted flat conveniently located within walking distance of Rugby town centre and railway station. There is an open plan living kitchen dining room with gloss kitchen units and utility cupboard, a double bedroom and shower room with electric shower. The property benefits from uPVC double glazing and electric panel heating. Available now. Unfurnished. Energy rating D.

OPEN PLAN LIVING KITCHEN DINING ROOM

18' 7" max x 11' 4" (5.66m x 3.45m)

Enter via a composite panel effect door with obscure double glazed insert. uPVC double glazed window to the front aspect. Wall mounted electric panel heater. Fibre optic broadband connection point. Cabinet housing the electric meter. Recessed ceiling spotlights. Smoke alarm. Wood effect flooring. A range of graphite gloss eye and base units surmounted by solid wood block worksurfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Built-in single electric oven, black ceramic hob and extractor hood. Integrated fridge freezer and microwave. Cupboard housing the electric consumer unit with plumbing for a washing machine and shelf. Door to the shower room. Door to:

BEDROOM

9' 2" x 8' 6" (2.79m x 2.59m)

uPVC double glazed window to the front aspect. Electric panel heater.

SHOWER ROOM

White suite comprising: low-level toilet, wash hand basin with vanity unit under and fully tiled double shower with electric shower. Recessed ceiling spotlights. Extractor fan. Wood effect flooring. Chrome heated towel rail radiator.



PARKING

On-road permit parking (permits available from Warwickshire County Council).

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 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).

