



Clare Court, Rugby, Warwickshire
£650



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Crowhurst Gale are very pleased to present this one bedroom mid mews property located in a quite cul-de-sac within close proximity to Rugby Town Centre. The property benefits from double glazed windows and gas heating to radiators and briefly comprises: Open plan living/kitchen area with appliances to include an oven/hob. To the first floor there is a double bedroom and bathroom with shower over bath. Externally there are gardens to the front and rear plus off road parking. Available mid March, unfurnished.

Frontage

Parking for one vehicle and lawned area.

Hallway/Porch

Enter door with obscure glazed panels into hallway. Door leading into:-

Living Room 11'6" x 11'10" (3.53 x 3.63)

Double glazed window to the front. Radiator. TV aerial point. Under stairs storage area. Through-fare into:-

Kitchen 8'11" x 8'9" (2.74 x 2.69)

Double glazed window to the rear. Double glazed Door to the rear. Stainless steel sink. Work surfaces. Eye level and base units. Plumbing for washing machine. Space for fridge freezer. Built in gas hob and electric oven. Gas combination boiler. Stairs rising to the first floor landing.



First Floor Landing

Doors To:

Bedroom 3.64 x 3.19

Double glazed window to the front and radiator. Cupboard with hanging space.

Bathroom 8'6" x 6'5" (2.60 x 1.97)

Velux window to the rear. Panelled bath with shower over. Low flush wc. Pedestal wash hand basin. Radiator. Under eaves storage.

Rear Garden

Decked area and further patio area all enclosed with wooden fencing.

Disclaimer

Tenancy: For a minimum period of 6 months on an Assured Shorthold Tenancy. References will be required prior to the tenancy application being accepted. Rent: £650 per month exclusive of rates and outgoing. As well as paying the rent, you may also be required to make the following permitted payments

- Holding deposit: equivalent to one weeks rent
- Security deposit equivalent to 5 weeks rent (6 weeks if the annual rent is £50,000 or over)
- Utilities Default charges:
- Replacement keys and other security devices - charged at cost of the key(s) and other security device(s) replacement(s)
- Rent arrears - 3 % above the Bank of England base rate

Other possible charges:

- Notation of contract (where a tenancy is ended in place of another one following a change of tenant) - £50
- Variation of contract (for example, change of rent date) - £50
- Change of sharer - £50 per tenant
- Surrender of tenancy - tenant liable to pay the rent for the whole period (within reason) as well as landlord costs of re-letting the property as detailed on our landlord fee schedule - www.crowhurst-gale.co.uk

Pets: Where formally accepted by the landlord there may be an additional amount added to the current monthly rent. Tenancy Application Form: To receive a tenancy application form for this property please contact us on 01788 522266 (option 2): Tenant protection: Crowhurst Gale Property Lettings Ltd is a member of propertymark Client Money Protection (Scheme Reference: C0131238), which is a client money protection scheme, and also a member of redress scheme The Property Ombudsman (TPO) Reference: T02859, which is a redress scheme. You can learn more by contacting us directly. Crowhurst Gale Property Lettings are a member of Deposit Protection Service, an insured and custodial deposit protection scheme www.depositprotection.com. Disclaimer: These particulars may be subject to errors and/or omissions; therefore, a prospective tenant(s) must satisfy themselves by inspection or otherwise

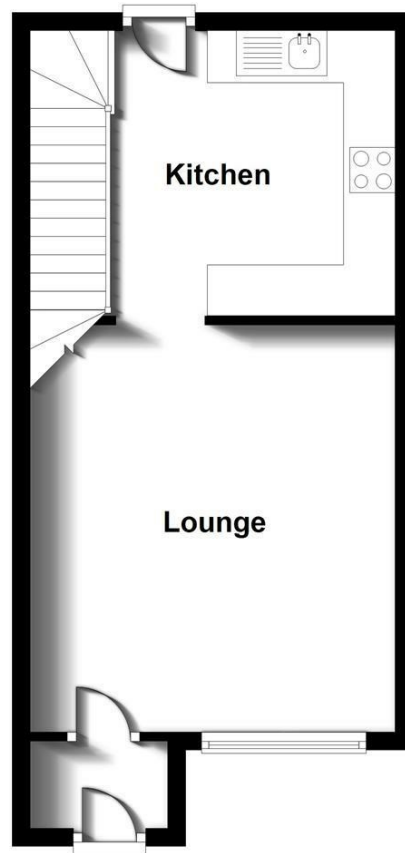


as to their correctness. The text measurements, photographs plan and (if applicable) are presented in good faith as a general guide and therefore must not be relied upon as statements or representations of fact and do not constitute part of an offer or contract. As the agent, we have not formally verified any availability or operation of services and/or appliances noted. Therefore, prospective tenant(s) are advised to validate all such

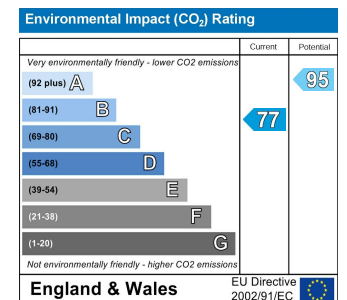
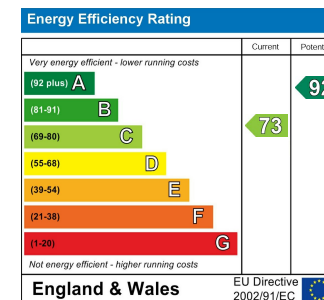
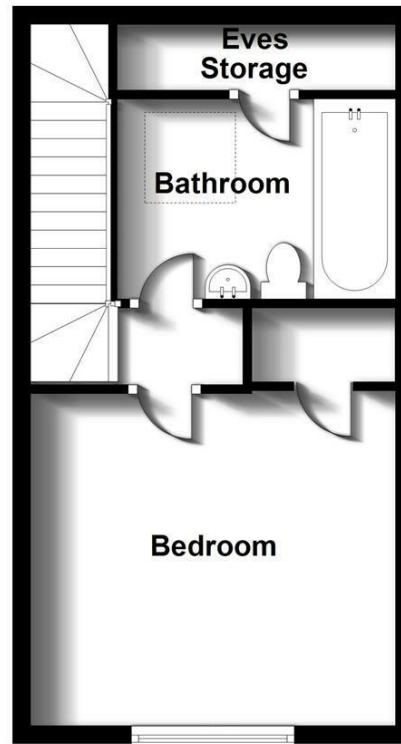
information prior to expressing any formal intent to let. All fixtures and fittings not mentioned are excluded from the tenancy. The property is let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters that may affect the legal title.



Ground Floor



First Floor



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