



**Martin Lane, Rugby, Warwickshire**  
**£600**



# Martin Lane, Rugby, Warwickshire

Offered to the rental market is this spacious and well presented second floor flat located in a sought after area of Bilton, which offers a wide range of local amenities and is within easy reach of Rugby Town Centre and Rugby Train Station. In brief, the property comprises: Communal Entrance to the flat, hallway, living / dining room, kitchen with appliances to include a free standing cooker, two double bedrooms - one with built in wardrobes, and a bathroom W/C with shower over bath. Externally the property boasts communal gardens and a single garage in a block. Further benefits include double glazing and electric heating. Sorry, NO pets or smokers. A minimum age restriction of 25 applies. Available NOW on an unfurnished basis.

**Communal Entrance**

**Entrance Hallway**

**Living / Dining Room 17'10" x 10'9" (5.46 x 3.30)**

**Kitchen 8'11" x 5'9" (2.72 x 1.77)**

**Bedroom One 13'8" x 8'5" (4.17 x 2.58)**

**Bedroom Two 10'7" x 9'0" (3.25 x 2.75)**

**Bathroom With Shower**

**Communal Gardens**

**Single Garage In Block**

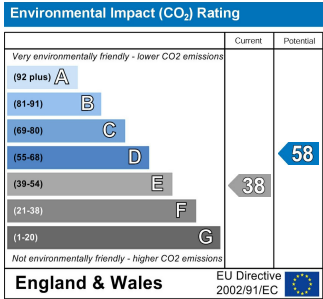
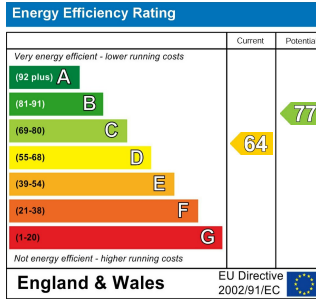
**Disclaimer**



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: £600 per month exclusive of rates and outgoings. 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 o f t h e k e y ( s ) a n d o t h e r s e c u r i t y d e v i c e ( s ) replacement(s)• Rent arrears - 3 % above t h e B a n k o f 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](http://www.crowhurst-gale.co.uk) Pets: Where formally accepted b y t h e l a n d l o r d t h e r e m a y b e a n additional amount added t o t h e c u r r e n t m o n t h l y r e n t. 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 T h e P r o p e r t y O m b u d s m a n ( T P O ) Reference: T02859, which is a redress scheme. You can learn more b y c o n t a c t i n g u s d i r e c t l y. Crowhurst Gale Property Lettings are a member of Deposit Protection Service, a n i n s u r e d a n d c u s t o d i a l d e p o s i t p r o t e c t i o n scheme [www.depositprotection.com](http://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 o r operation of services and/or appliances noted. Therefore, prospective tenant(s) are advised t o v a l i d a t e a l l s u c h 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.



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