



# PROCTORS

ESTATE AGENTS

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## Hawthwaite, Pleasington Lane,

£795 pcm

A superb self contained furnished apartment in this highly desirable location in the centre of Pleasington village, with local amenities including the well renowned Pleasington Golf Club, a railway station giving access to the regions major road network with Junction 3 of M65 within 2 miles. The accommodation has a living room/kitchen, a double bedroom and an en-suite shower room. It has gas central heating and double glazing. The entrance hall has storage and plumbing for a washing machine. Externally, there is a parking space. This is an ideal opportunity for a professional single person.



Hawthwaite, Pleasington Lane,

ACCOMMODATION

ENTRANCE HALL

Storage cupboard: plumbed for washing machine, tiled flooring

LOUNGE/KITCHEN

12' 10" x 12' 9" (3.91m x 3.89m) 2 x radiators, stainless steel single drainer sink unit, double glazed window, eaves access, built in oven, hob, extractor, fridge, spotlighting

BEDROOM

12' 8" x 12' 1" (3.86m x 3.68m) 2 x Velux double glazed window, eaves access

EN-SUITE SHOWER ROOM

Walk in shower, wash basin, WC, radiator, Velux double glazed window, tiled flooring

OUTSIDE

Parking space

All properties are offered 6-months minimum contract period. We require 1 month's rent as deposit and 1 month's rent in advance. On application we will require one week's holding fee, the landlord has 15 days to make a decision. If the tenancy does go ahead, the holding fee will be refunded or deducted from the first month's rent. If the tenancy does not go ahead then the holding fee will be refunded within 7 days of the deadline being reached or the landlord backing out. A repayment will not be made if the tenant backs out of the tenancy agreement themselves, fails right to rent checks, has provided false or misleading information, or where the landlord tries their best to get the information needed but the tenant fails to provide it within the 15 days. We will require proof of ID and address for all applicants over the age of 18 that will occupying the property.



Council Tax Band	Band
Local Authority	
EPC Rating	TBC

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 tenants are advised to recheck the measurements.

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