



lighthouse lettings



£695 Per Calendar Month* fees apply

118 Institute Street, Stanton Hill, Sutton-In-Ashfield, Nottinghamshire, NG17 3HD

*****PLEASE EMAIL THE OFFICE TO RECEIVE A PRE APPLICATION *****

Lighthouse Estate Agents are pleased to offer this spacious two bedroom property with well thought out interiors and a rear garden. The property briefly comprises of a welcoming reception lounge, separate dining room, a new fitted kitchen, two generous sized bedrooms, a dressing room and a new family bathroom. To the rear property is a garden and patio area with out building. The property further benefits from a new gas boiler, central heating system and double glazed windows.

Institute Street is within walking distance to many local amenities and offers excellent transport routes (M1/A38 junc 28).

ALL PROPERTIES ARE TAKEN AS SEEN and prospective tenants must make sure that they are happy with the particulars and condition of the property before applying for a property and entering into a tenancy agreement.

PLEASE NOTE; A HOLDING FEE OF £100.00 WILL BE TAKEN WHILST THE RIGHT TO RENT CREDIT CHECKS AND AFFORDABILITY CHECKS ARE CARRIED OUT. THE HOLDING FEE WILL THEN BE

Reception Lounge 12'2" x 12'0" (3.71 x 3.68)

Dining Room 12'7" x 12'0" (3.86 x 3.68)

Kitchen 18'4" x 5'10" (5.61 x 1.79)

First Floor Landing 2'7" x 2'7" (0.81 x 0.79)

Beroom One 11'10" x 12'3" (3.63 x 3.75)

Bedroom Two 11'11" x 12'2" (3.65 x 3.73)

Dressing Room 9'1" x 5'11" (2.77 x 1.82)

Family Bathroom 6'5" x 6'10" (1.97 x 2.10)

Enclosed Rear Garden

Agents Disclaimer

Agents Disclaimer: Lighthouse Estate Agents & Lettings, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all

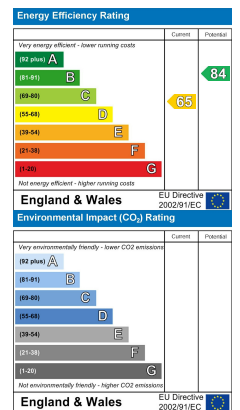
necessary planning, building regulation or other consents and Lighthouse Estate Agents & Lettings have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Lighthouse Estate Agents & Lettings removing a property from the market and instructing solicitors for your purchase.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions



Lighthouse Estate Agents Ltd.

Registered Office: 55 Station Street, Kirkby In Ashfield, Nottinghamshire NG17 7AN

Telephone: 01623 753123 email: admin@lighthouse-estateagents.co.uk

www.lighthouse-estateagents.co.uk

Company No: 05878430

